CALIFORNIA COASTAL COMMISSION
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

F15e

A-5-VEN-17-0009 (668 INDIANA AVE)

MAY 12, 2017

EXHIBITS

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Exhibit 1 – Location and Vicinity Map

Exhibit 2 – Photo of 668 Indiana Avenue, 3/10/2016

Exhibit 3 – Appeal

Exhibit 4 – Architectural Plans

Location Map: 668 Indiana Avenue, Venice

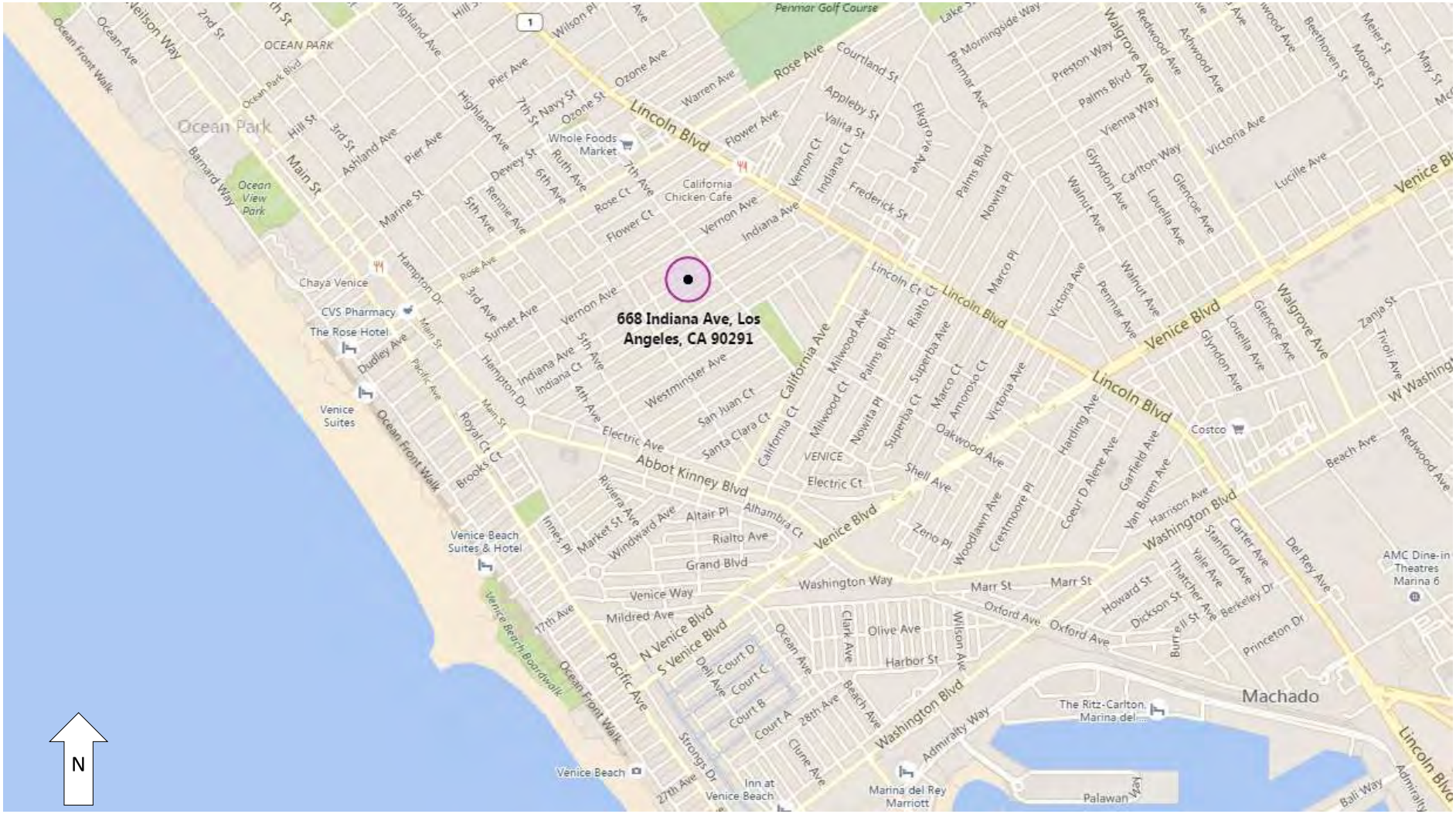


Photo credit: Bing Maps

Exhibit 1

Page 1 of 2

California Coastal Commission

Vicinity Map: 668 Indiana Avenue, Venice

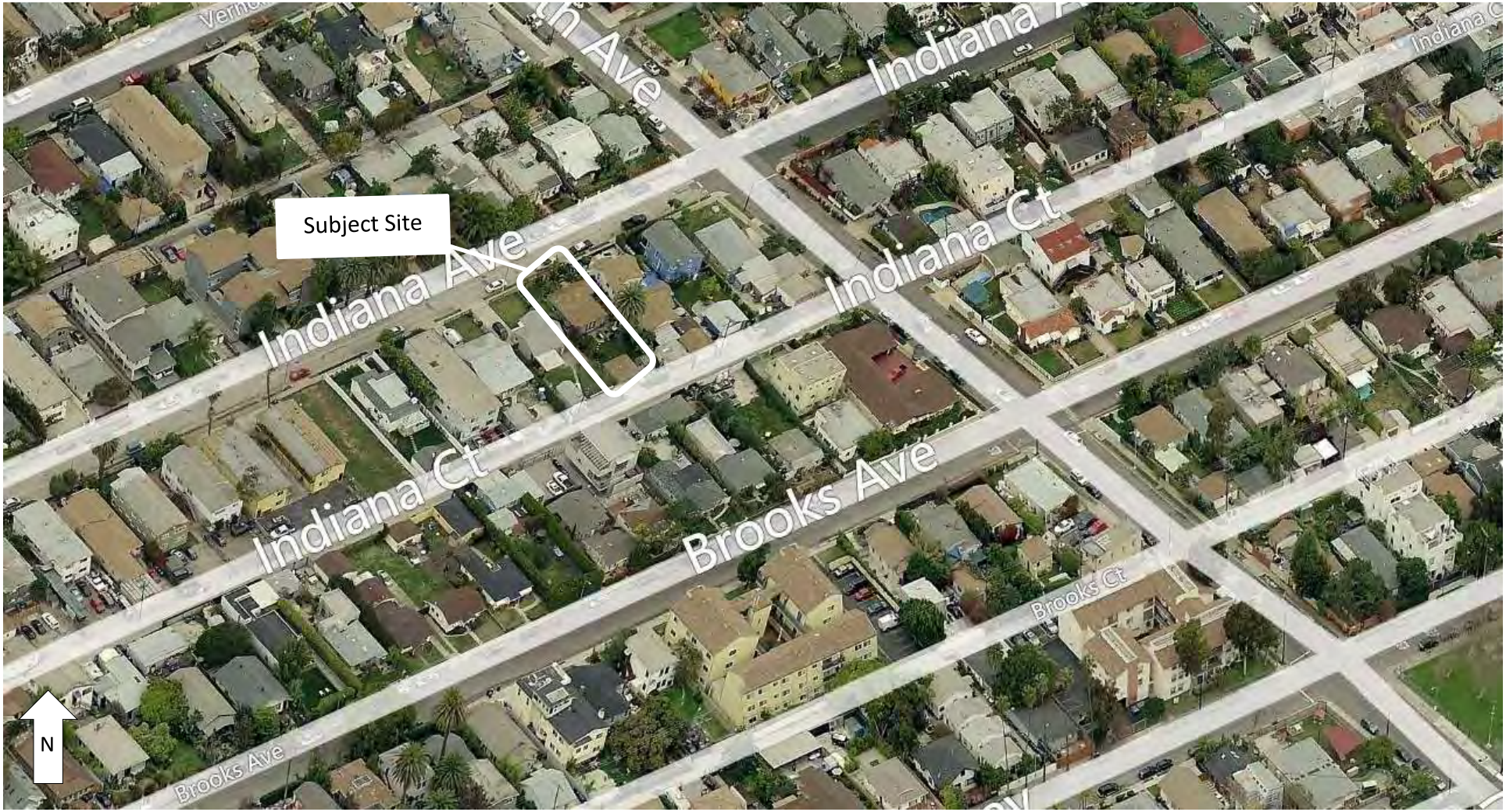


Photo credit: Bing Maps

Exhibit 1
Page 2 of 2
California Coastal Commission

Photo of 668 Indiana Avenue, Venice, 3-10-2016



Photo credit: California Coastal Commission Staff

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MAR 21 2017

CALIFORNIA
COASTAL COMMISSION

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CA 90802-4416
VOICE (562) 590-5071 FAX (562) 590-5084

EDMUND G. BROWN JR., *Governor*

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Sue Kaplan, Robin Rudisill, Lydia Ponce, Celia Williams, Jed Pauker, Gabriel Ruspini

Mailing Address: 763 Nowita Place

City: Venice Zip Code: 90291 Phone: 310-822-0161

SECTION II. Decision Being Appealed

1. Name of local/port government: Los Angeles

2. Brief description of development being appealed:

Remodel existing dwelling, add 2nd story 2,694 sq ft with roof deck, add new attached 355 sq ft garage and 188 sq ft carport to existing 1,020 sq ft single-family dwelling. The foundation, framing and front façade of existing structure will remain as is. Interior of existing house will be modified but perimeter walls and roof lines will remain as is (except for the rear portion of the roof which will be slightly modified for all necessary connection to new structure) the roof modification will not exceed 20% of total sq ft of existing surfaces. The roof and siding of existing will be replaced to match new addition.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

668 Indiana Ave, APN: 423-900-8017, 7th Ave

4. Description of decision being appealed (check one.):

x☐ Approval; no special conditions

☐ Approval with special conditions:

☐ Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-5-VEN-17-0009

DATE FILED: March 21, 2017

DISTRICT: South Coast

668 Indiana Ave
Coastal Exemption Appeal
APPELLANTS
March 21, 2017

Sue Kaplan
763 Nowita Place
Venice, CA 90291

Robin Rudisill
3003 Ocean Front Walk
Venice, CA 90291

Lydia Ponce
837 ½ Milwood Ave
Venice, CA 90291

Celia Williams
678 San Juan Ave
Venice, CA 90291

Jed Pauker
824 Amoroso Place
Venice, CA 90291

Gabriel Ruspini
P.O. Box 54
Venice, CA 90294

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

x☐ Planning Director/Zoning Administrator

☐ City Council/Board of Supervisors

☐ Planning Commission

☐ Other

6. Date of local government's decision: February 9, 2017

7. Local government's file number (if any): DIR-2017-522-CEX

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Ben Thomas or Kobe Marciano, 19528 Ventura Blvd, #641, Tarzana, CA 91356

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1)

(2)

(3)

(4)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

This coastal exemption is very similar to the one requested for 657 Flower Ave. That exemption was appealed to the Coastal Commission and determined to be a Substantial Issue by the Commission. This request is no different and should receive the same decision, that it is a Substantial Issue.

The reasons for that appeal and Substantial Issue determination are summarized in Exhibits A and B, attached. These same reasons and rationale also apply to this property and this coastal exemption request.

Also, there is no corresponding city permit. It should not be allowed for a CEX to be approved by the City and accepted by the Coastal Commission without a corresponding city permit.

In addition, State law requires that 50% or more of the structure be maintained in order to qualify as an existing structure for purposes of a Coastal Exemption. This project cannot be considered an addition to and/or a remodel of an existing single-family dwelling when it is clear that most, and definitely more than 50%, of the structure is to be demolished. In addition, the very large size of the addition and the fact that most of the entire structure is to be demolished (the Project Description actually states that less than 50% of the walls are to remain, which is not allowed under ANY definition of partial demolition), leaves little existing structure to add onto or improve, indicates that the development is much more than an "improvement" to a single-family dwelling. As the project is not an improvement to an existing single-family residence, it is therefore non-exempt "development" as defined in the Coastal Act, and thus a CDP should be required.

In addition, the structural integrity of the aged foundation and framing must be considered when considering whether such a project (3 stories) can be done while maintaining 50% or more of the existing structure. Such large projects are likely to require a full demolition of the existing structure, which is development that requires a CDP.

Thus, the CEX must be revoked and the Applicant requested to obtain a CDP.

In addition, the size and scope of the project necessitate a review of the project for consistency under the CDP process, because the proposed new single-family dwelling is inconsistent with the Community Character policies of the Venice Land Use Plan, the L.A. General Plan and relevant Community Plan for Venice and City Codes. Also, the nature of the proposed project and the City's action are not consistent with the policies of Chapter 3 of the Coastal Act. Because an issue exists with respect to the conformity of the CEX action by the City with the Chapter 3 policies of the Coastal Act, the City's exemption action is invalid and must be voided/revoked.

The City's Coastal Exemption process is being used to avoid the CDP process, during which the proposed development would be reviewed for consistency with the character of the surrounding area. Community Character is a significant Coastal Resource, particularly in Venice, which has been designated by the Coastal Commission as a "Special Coastal Community." As also indicated in numerous Coastal Commission reports and decisions, Venice is a Coastal Resource to be protected, and as a primarily residential community, residential development is a significant factor in determining Venice's Community Character. Although this Coastal Exemption relates only to one project, the erosion of Community Character is a cumulative issue, and the City's cumulative exemption of numerous large-scale addition/remodel projects (and the usual associated demolition exceeding 50% of the existing structure) has a significant adverse impact on Venice's character, which is also evidenced by the significant Community concern expressed in numerous other appeals of Coastal Exemptions.

In addition, the Venice Coastal Zone does not have a certified Local Coastal Program, and issuing exemptions for proposed projects like this one, which substantially exceed the mass and scale of the surrounding area and are also significantly larger than the existing structure, set a very damaging precedent. The abuse of the City's Coastal Exemption process in order to avoid obtaining a CDP for new development has been a recurring problem. The City has inadequate controls over the Coastal Exemption process, including a lack of adequate enforcement, resulting in developers frequently ignoring or violating regulations, including demolition of the entire structure even though the project description indicates otherwise. There is generally no penalty applied by the City when this is discovered, other than a requirement to stop work and obtain a CDP, and thus there is little to discourage Applicants from this practice. Very importantly, exempting projects from the CDP process have potential significant negative cumulative impacts to the entire California Coast, as these projects are not being properly reviewed for Community Character and conformance to Chapter 3 of the Coastal Act.

The Coastal Commission-certified Venice Land Use Plan, used as guidance for determining conformity with Chapter 3, indicates in Policy I. E. 2. that "…. All new development *and renovations should respect the scale, massing and landscape of existing residential neighborhoods*." However, the City does not perform such a review for Coastal Exemptions, including for this project.

Relevant law includes Coastal Act Section 30610 and CCR Section 13250 and 13252 (see attached).

Adjacent neighbors, neighbors in the surrounding area, and all Venice residents are harmed by the project, as well as the cumulative effect of this project and other such projects. Not only are there adverse effects on adjacent and surrounding properties (without an associated public process including Notice, a Public Hearing, transparency, and an Appeal right), but there is a significant adverse impact on the Community Character of Venice, which is a protected Coastal Resource, and which has the result of significantly reducing the long-term value of the Venice Coastal Zone Community and the current and future Quality of Life for all residents of Venice.

In addition, processing of this type of project using a Coastal Exemption may result in the avoidance of a Mello Act Compliance review and Determination, and thus there is a potential for loss of Affordable Units in the Venice Coastal Zone, which is a significant and very material loss of low-income housing.

This project constitutes the development of a new single-family residence, and therefore the Coastal Exemption and the Building Permit must be revoked (or stopped if still in the clearance process) immediately, and a CDP must be obtained in order to ensure that the project conforms to the policies of the certified LUP and Chapter 3 of the Coastal Act, and local land use regulations.

Section 30610 Developments authorized without permit

*Notwithstanding any other provision of this division, **no coastal development permit shall be required** pursuant to this chapter for the following types of development and **in the following areas:***
*(a) **Improvements to existing single-family residences**; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter.*

Section 13250 Improvements to Existing Single-Family Residences

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:
(1) All fixtures and other structures directly attached to a residence;
(2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and
(3) Landscaping on the lot.

Additionally, the Commission typically requires fifty percent of the structure to be maintained in order to qualify as *an existing structure.*

Section13252 Repair and Maintenance Activities That Require a Permit

*(b) Unless destroyed by natural disaster, **the replacement of 50 percent or more of a single family residence**, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance under Section 30610(d) but instead **constitutes a replacement structure requiring a coastal development permit.***

EXCERPTS FROM

VENICE

certified Land Use Plan

Preservation of Venice as a

Special Coastal Community *

Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.

* **Special Coastal Community:** An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signature of Appellant(s) or Authorized Agent

Date: March 21, 2017

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

_____
Signature of Appellant(s)

Date: _____

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South Coast Region

FEB 21 2017

CALIFORNIA
COASTAL COMMISSION

APPLICATIONS:

COASTAL EXEMPTION (CEX)

CASE NO.: DIR 2017 522-CEX

TO: California Coastal Commission
South Coastal District
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

APPEAL PERIOD ENDS AT 5:00 P.M.
ON 3-21-2017
APPEAL RECEIVED: ☐ YES NO ☑

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 668 Indiana Avenue
LEGAL DESCRIPTION: LOT 14 BLOCK G TRACT Water Ocean Park
ZONE: RD1.5-1 COMMUNITY PLAN: Venice
PROPOSED SCOPE OF WORK:
- See Attachment (Exhibit A)

RELATED PLAN CHECK NUMBER(s): 16014-20000-015142

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Ben Thomas
Mailing Address: 19528 Ventura BLVD #641 Tarzana, CA 91356
Phone Number: 818-389-2921 E-mail Address: kobemarciano@gmail.com
bentho87@hotmail.com
Signature:

CP-1608.3 [9.12.2016]

Exhibit 3
Page 9 of 22
California Coastal Commission

THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

☑ **Improvements to Existing Single-Family Residences**. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.

☐ **Improvements to Any Existing Structure Other Than A Single-Family Residence**. For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more *or* less intense use).

☐ **Repair or Maintenance**. This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.

☐ **Demolitions required by LADBS**. This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By: Tracy Williams
Signature

Tracy Williams
Print Name and Title

Date: 2/9/2017

Invoice No.: 34893 Receipt Number: 0208388754

Attached:
Copy of Invoice with Receipt No.
Copy of related Building & Safety Clearance Summary Worksheet(s)

DIR 2017 522

CP-1608.3 [9.12.2016]

Exhibit 3
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California Coastal Commission

668 INDINA AVENUE
CASE NO. DIR-2017-522-CEX
EXHIBIT A

REMODEL (E) DWELLING, ADD 2ND STORY 2,694 SQ. FT WITH ROOF DECK ADD NEW ATTACHED 355 SQ. FT GARAGE AND 188 SQ. FT. CARPORT TO EXISTING 1,020 SQ. FT. SFD.

THE FOUNDATION, FRAMING AND FRONT FACADE OF EXISTING STRUCTURE WILL REMAIN AS IS. INTERIOR OF EXISTING HOUSE WILL BE MODIFIED BUT PERIMETER WALLS AND ROOF LINES WILL REMAIN AS IS (EXCEPT FOR THE REAR PORTION OF THE ROOF WHICH WILL BE SLIGHTLY MODIFIED FOR ALL NECESSARY CONNECTION TO NEW STRUCTURE) THE ROOF MODIFICATION WILL NOT EXCEED 20% OF TOTAL SQ. FT. OF EXISTING SURFACES. THE ROOF AND SIDING OF EXISTING WILL BE REPLACED TO MATCH NEW ADDITION.

DIR 2017 522

Exhibit 3
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California Coastal Commission

Department of City Planning
Case Summary & Documents

Los Angeles, CA
Overcast
66.0 F
Winds: 3.5 mp
City / County Traffic

Case Number | Ordinance | Zoning Information | CPC Cards

Case Number: DIR-2016-164-VSO Search Format: AA-YYYY-1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2016-164-VSO
Case Filed On: 01/21/2016
Accepted for review on:
Assigned Date: 01/21/2016
Staff Assigned: JULIET OH
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time:
DIR Action:
DIR Action Date:
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: Yes

0 Case Documents found for Case Number: DIR-2016-164-VSO

Type	Scan Date	Signed
No Documents were found		

Primary Address

Address	CNC	CD
668 E INDIANA AVE 90291	Venice	11

View All Addresses

Project Description: REMODEL AND ADDITIONS TO AN (E) ONE-STORY SFD, RESULTING IN A THREE-STORY SFD
Requested Entitlement: REMODEL AND ADDITIONS TO AN (E) ONE-STORY SFD, RESULTING IN A THREE-STORY SFD
Applicant:
Representative:

Permanent Link: http://planning.lacity.org/pdiscaseinfo/CaseId/MjA2MTEw0

Tue Mar 21 3:14 PM

ZIMAS

zimas.lacity.org

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668 E INDIANA AVE | Font: A A A | +/-

PIN: 111B145 1332
668 E INDIANA AVE

	68 E INDIANA AVE
ZIP Code	90291
PIN Number	111B145 1332
Lot/Parcel Area (Calculated)	5,280.3 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239008017
Tract	VAWTER OCEAN PARK TRACT BLOCKS "E", "F", "G", "H" AND "I"
Map Reference	M B 7-33
Block	G
Lot	17
Arb (Lot Cut Reference)	None
Map Sheet	111B145

Jurisdictional

Community Plan Area	Venice
Area Planning Commission	West Los Angeles
Neighborhood Council	Venice
Council District	CD 11 - Mike Bonin
Census Tract #	2732.00
LADBS District Office	West Los Angeles
Building Permit Info	View

Planning and Zoning

Assessor

Assessor Parcel No. (APN)	4239008017
Ownership (Assessor)	
Owner1	
Address	
Ownership (Bureau of Engineering, Land Records)	
Owner	
Address	
APN Area (Co. Public Works)*	0.121 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$1,285,200
Assessed Improvement Val.	$321,300
Last Owner Change	07/17/2015
Last Sale Amount	$1,575,015
Tax Rate Area	67
Deed Ref No. (City Clerk)	334969
Deed Ref No. (City Clerk)	2949661
Deed Ref No. (City Clerk)	1545505
Deed Ref No. (City Clerk)	1297229
Building 1	
Year Built	1945
Building Class	D5S8
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,020.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Case Numbers

Citywide/Code Amendment Cases

Additional

Seismic Hazards

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Venice
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

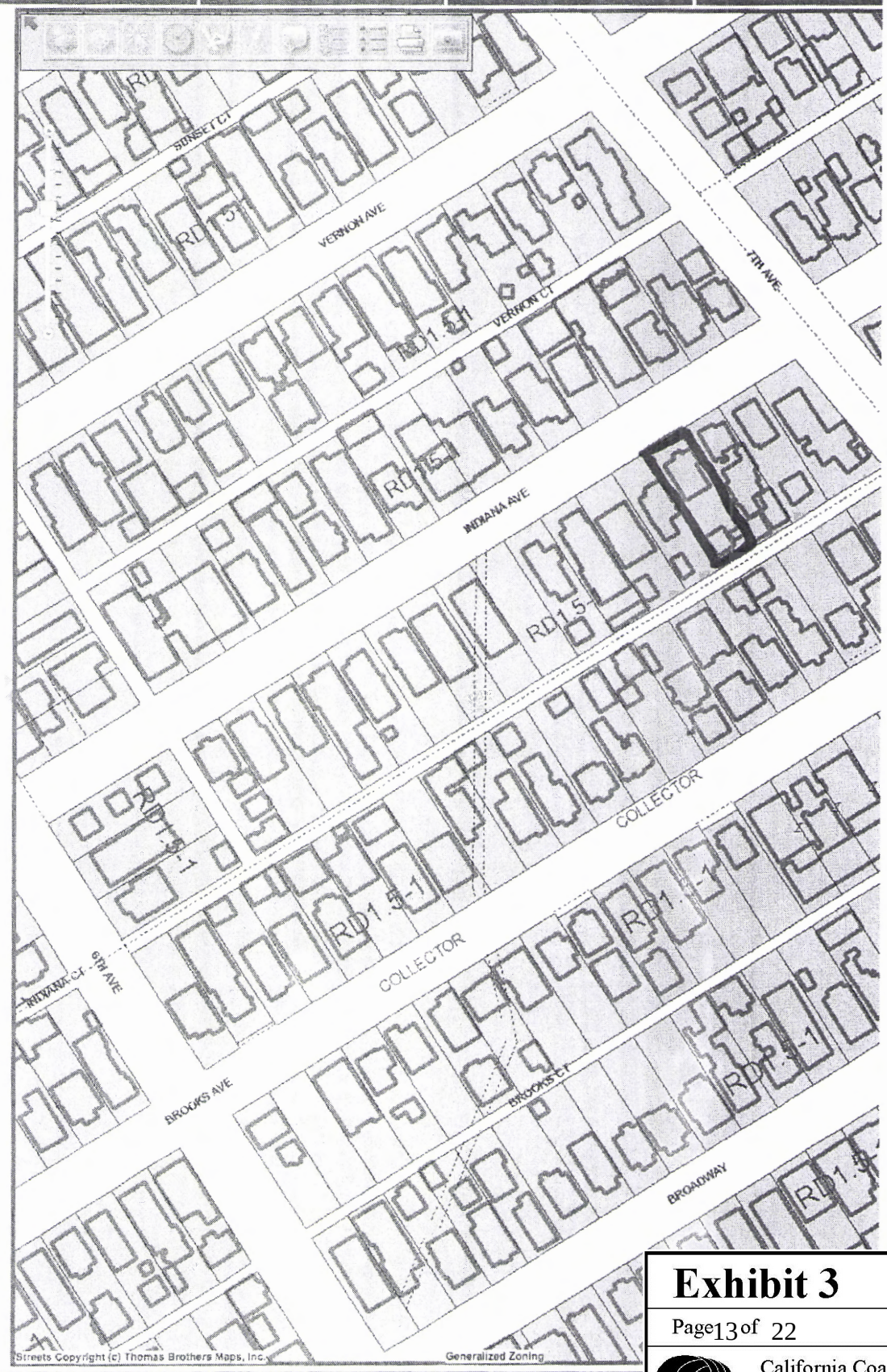


Exhibit 3

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California Coastal Commission

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668 E INDIANA AVE
PIN: 111B145 1332
668 E INDIANA AVE

Font: A A A

	68 E INDIANA AVE
ZIP Code	90291
PIN Number	111B145 1332
Lot/Parcel Area (Calculated)	5,280.3 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239009017
Tract	VAWTER OCEAN PARK TRACT BLOCKS "E", "F", "G", "H" AND "I"
Map Reference	M B 7-33
Block	G
Lot	17
Arb (Lot Cut Reference)	None
Map Sheet	111B145

Jurisdictional

Planning and Zoning

Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisio
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	Los Angeles Coastal Transportation Corridor
Specific Plan Area	Venice Coastal Zone
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
daptive Reuse Incentive Area	None
lis Act Property	No
ent Stabilization Ordinance (SO)	No
RA - Community development Agency	None
ntral City Parking	No
wntown Parking	No
lding Line	None
Ft School Zone	No
Ft Park Zone	No

Assessor

Case Numbers

nt Activity	DIR-2015-1005-MEL
nt Activity	DIR-2017-522-CEX
nt Activity	DIR-2015-4493-CEX
nt Activity	DIR-2016-164-VSO
t Activity	DIR-2008-4703-DI
lanning Commission	CPC-2005-8252-CA
anning Commission	CPC-2000-4046-CA
anning Commission	CPC-1998-119-LCP
anning Commission	CPC-1987-646-ICO
nning Commission	CPC-1986-824-CPC
nning Commission	CPC-1984-226-SP
nning Commission	CPC-12562
ce	ORD-175694
ce	ORD-175693
e	ORD-172897
e	ORD-172019
e	ORD-168999
e	ORD-164844-SA1310
e	ORD-121312
f Planning	DIR-2014-2824-DI
Administration	ZA-2014-4307-CDP
n/PM Case	AA-2014-4303-PMLA-SL
ntal	ENV-2014-4304-EAF
ntal	ENV-2005-8253-ND
ntal	ENV-2004-2991-CE
ntal	ENV-2002-0836-SP
ntal	ENV-2001-846-ND

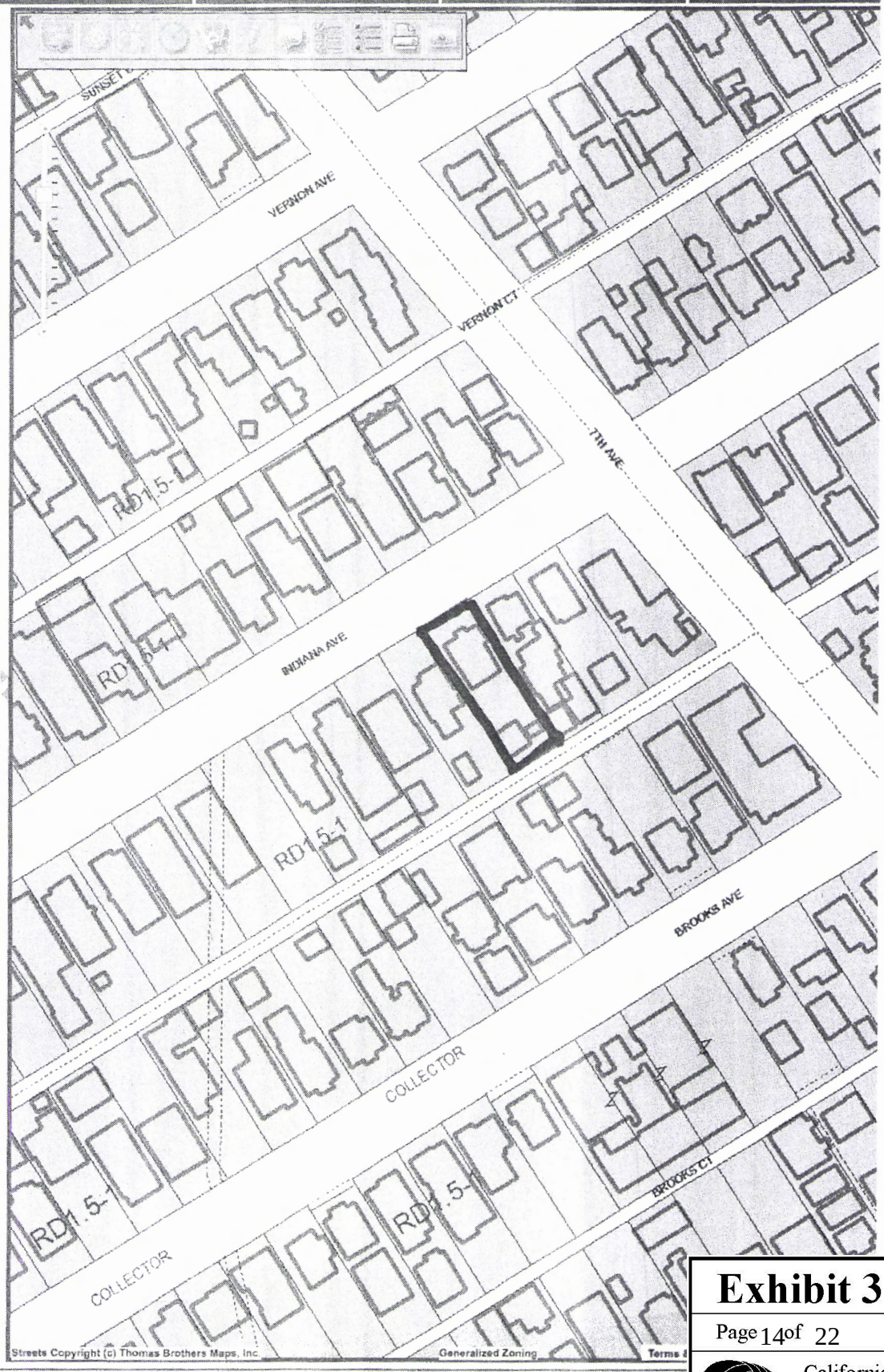


Exhibit 3

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California Coastal Commission

Exhibit A

November 3, 2016

Th13a

Re. APPEAL of Coastal Exemption for 657 Flower Ave (A-5-VEN-16-0081)
Hearing date: Thursday November 3, 2016, Agenda Item 13.a.

Coastal Staff and Honorable Commissioners:

1. Pertinent sections of the Certified* Venice Local Coastal Program Land Use Plan:

**the Coastal Commission has certified that the Venice Land Use Plan is in compliance and conformance with the California Coastal Act of 1976*

Chapter I. Introduction, Definitions
Special Coastal Community: *An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.*

Chapter II. Land Use Plan Policies, Policy Group I. Locating and Planning New Development/Coastal Visual Resources and Special Communities
Preservation of Venice as a Special Coastal Community
Policy I. E. 1. General: *Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.*

Preservation of Venice as a Special Coastal Community
Policy I. E. 2. Scale: *All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.*

2. Coastal Exemptions Must Be Limited to Minor Improvements/Additions in Order to Conform With the Intent of the Coastal Act:

There is no way to monitor and assure the compatibility of the character of new developments and renovations (synonym for improvements) with existing residential neighborhoods for scale, massing, and landscape, if the proposed project is processed with a Coastal Exemption (CEX). Therefore, allowing anything but minor improvements/additions to be approved with a CEX will cause a cumulative impact that is unacceptable as it could result in the loss of Venice's designation as a Special Coastal Community, as it would not be possible to monitor and assure that all new development *and renovations* (improvements) respect the scale, massing, and landscape of existing neighborhoods when using a CEX. Coastal Staff have indicated that because CCR 13250 and 13253 do not indicate a limit on additions that additions are unlimited for purpose of a Coastal Exemption. But this flies in the face of the purpose and goals of the Coastal Act. Given that Venice has been designated by the Coastal Commission as a Special Coastal Community, to be protected, then putting it into a category of unlimited additions would not conform with its designation. Rather, it must be put into the category of significant scenic resource area, which has a limit of 10% for additions and height increases. The unlimited additions assumption could only apply to areas of the Coastal Zone that have not been

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California Coastal Commission

designated as "special coastal communities;" however, even then the natural limit of the industry standard definition of the term "home improvements" must be considered as they are traditionally considered minor in nature.

3. Any Determination Made in the Coastal Zone Must be Made in the Context of the Coastal Act:

It is nonsensical to say that as long as 50% or more of the existing structure is not removed, replaced or demolished that historic and visual coastal resources can be destroyed, which would cause a significant adverse cumulative impact, and that nothing can be done to stop this. This is contrary to the Coastal Act, which states that "permanent protection of the state's natural and scenic resources is a *paramount concern...*", that these coastal resources are "*of vital and enduring interest...*" and that "*the Coastal Act is to be liberally construed* to accomplish its purposes and objectives." Given that, the CEX process should have procedures that would avoid a significant adverse cumulative impact to coastal resources. The Coastal Commission must not allow actions that would harm its own designation of Venice as a Special Coastal Community, which in this case would be allowing additions to structures that would NOT respect the scale, massing and landscape of the existing neighborhoods and that would thus cause a significant adverse cumulative impact, as that is contrary to the Commission's mandate and mission and to the spirit of the Coastal Act. The CEX decision is not being made in a vacuum but rather in the context of the Coastal Zone and the Coastal Act. If the result of that decision is materially contrary to the intent of the Coastal Act, something is wrong...the law has been interpreted incorrectly or the process implemented erroneously. The result must be reasonable given the intent of the coastal law.

4. An Erroneous Interpretation and Decision on this Case Will Cause an Accelerated Adverse Cumulative Impact:

Also, the project is not exempt development until a determination is made that it is exempt. The Commission cannot make a decision on a matter in the Coastal Zone without consideration of the Coastal Act, as it must be the basis for that decision, which must therefore include consideration of cumulative impact.

If this CEX is upheld, as soon as word gets out this new scheme will result in a massive "gold rush," with developers finding many creative ways to say they will keep 50% of the existing structure, which will buy them the ability to add unlimited square footage, with the only constraints being the City's uncertified codes for setbacks and height. It will be particularly easy when the existing house is small, as many of the existing older Venice homes are. In fact, it will be possible to have significantly larger structures than would be approved in a CDP process that requires Findings for conformance with the Coastal Act and to its Certified Venice Land Use Plan guidance, including the requirement for compatibility with mass, scale and character.

5. The Commission Must Be Consistent With its Prior Actions for Numerous Substantial Issue Decisions and Related Determining Factors:

On April 21, 2016, Coastal Staff issued a Staff Report for this same property for a different CEX. The Staff Report recommended a Substantial Issue. *The Applicant may have withdrawn that CEX,*

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but the Coastal Staff's recommendation still stands and is reflected in the Commission's approval of numerous other cases where the Staff Reports made the same conclusions and used the same determining factors, including A-5-VEN-16-0005, A-5-VEN-16-0006, A-5-VEN-16-00019, A-5-VEN-16-00020, A-5-VEN-16-00021, 5-VEN-16-00027, A-5-VEN-16-0028, A-5-VEN-16-0029, A-5-VEN-16-0031, and A-5-VEN-16-0034.

a. Significance of the Coastal Resources Affected--with regards to this Substantial Issue determining factor, the above-mentioned ten (10) April 2016 Staff Reports concluded that:

> "The coastal resource that is affected by these locally approved project is community character, which is significant in Venice...Community character issues are particularly important in Venice...the erosion of community character is a cumulative issue, and the City's cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice's visual character."

This is exactly right. For CEQA, for example, it is the same thing--Categorical Exemptions may not be used when the cumulative impact of successive projects of the same type may be significant.

b. Precedential Value of the Local Government's Decision – with regards to this Substantial Issue determining factor, the above-mentioned ten (10) April 2016 Staff Reports further concluded that:

> "Issuing exemptions for the proposed projects like these that result in the construction of new larger residences circumvents the coastal development permit process and its requirement for public participation, and sets a bad precedent. ....significant adverse impacts to coastal resources would potentially occur...."

We strongly agree with the above two statements from the ten (10) April 2016 Staff Reports; however, the Staff Report for this CEX dated October 13, 2016 does not mention this established Coastal Commission concern regarding issuing CEXs for construction that results in larger residences, aka additions, nor does it mention the *Commission's established concern that significant adverse impacts to coastal resources are likely to occur as a result.*

The phrases in quotes in the following two sentences are essentially the same, thus one must conclude that the Commission has stated that construction of larger houses, or large-scale projects, is a type of development that requires a CDP:
1. *In using exemptions for construction that results in larger residences or large-scale projects, there is a "risk of adverse environmental effect"* [Coastal Act Section 30610].
2. *In using exemptions for construction that results in larger residences or large-scale projects, "Significant adverse impacts to coastal resources would potentially occur"* [Ten (10) Staff Reports for appeals upheld in April 2016, listed above].

Coastal Resources and Precedent--we strongly agree with the Commission's April 2016 concerns and conclusions. The October 2016 conclusions re. Coastal Resources and Precedent are contrary to/in conflict with the April 2016 conclusions and thus *must be changed to be consistent with the Commission's prior decisions*, to reflect the findings and conclusions with which the Coastal Commissioners concurred in numerous recent cases. There must not be any reversion on these issues of extreme importance to protecting Venice's character and status as a Special Coastal Community.

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c. Whether the Appeal Raises Issues of Statewide Significance--both the April 2016 and the October 2016 Staff Reports do indicate that the City's approval of CEXs does raise a substantial issue of Statewide significance. Staff consistently believes that this is an issue of significant Statewide importance.

6. Change in Policy/Procedure to Lessen Restrictions for Coastal Exemptions After Termination of Use of De Minimus Waivers is Wrong:

It should also be noted that some time after the Commission stopped doing De Minimus Waivers for Venice, the City of L.A. Planning Department has said that Coastal Staff encouraged them to lessen the restrictions for what may qualify as a Coastal Exemption, including for additions. Prior to that the City of L.A. limited additions to only "minor improvements/additions." This change should not have been recommended, as there was no basis for making the change and it appears to have been done mainly to appease developers who were upset about the Commission's decision to stop using De Minimis Waivers. We have provided Coastal Staff the details of that change in CEX policy and procedure and its timing. We recognize the appeal of more streamlined processes and we agree this is essential and badly needed, but this cannot be done at the expense of a Community's designation as a Special Coastal Community--its character and scale and its protections under Chapter 3 of the Coastal Act. The only rational solution to the need for a more streamlined process is to provide a 10% limit on additions for Coastal Exemption improvements/additions for the Venice Coastal Zone, which is in and of itself a significant scenic resource area, as further explained below.

7. With Respect to the Size of Additions Allowed to be Processed With Coastal Exemptions, CCR 13250 and 13253 Must Be Interpreted in the Context of the Coastal Act and Not in a Vacuum:

The Coastal Commission has certified Venice as a Special Coastal Community, and in order to protect this status its Certified Land Use Plan states that all new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. This can only be determined if a CDP is required for any project but those entailing only minor improvements/additions. A 10% limit would assure that only minor improvements/additions are made using coastal exemptions. , e.g. *less than 10%, as per the CCR 13250 and 13253 requirements for the dual zone and for significant scenic resources areas. Venice should automatically be considered as a significant scenic resource area due to its designation as a Special Coastal Community (see definition above at page 1).* This would coincide with the prior City of L.A. limitations for use of CEXs for "minor repairs and/or improvements," which limitations we said should not be changed and liberalized just because the De Minimus Waivers were stopped. If CEXs with no limits for improvements/additions are allowed, then in order for there to be consistency with the L.A. General Plan and the Coastal Act, the City's CEX would need to become a discretionary decision, appealable within the City, which is in essence the same as a CDP, in order to assure the construction work being done is consistent with the Certified Venice Land Use Plan, which is not only certified to be used as guidance for CDP determinations, but which is a part of the L.A. General Plan Venice Community Plan and approved by City Ordinance. For the Coastal Exemption process, in the absence of the neighborhood compatibility requirement limits, the best way to avoid adverse cumulative impact and is to limit the amount of additions for Venice Coastal Zone (only) CEXs using the 10% limit already included in the law, CCR 13250 and 13253, for which an interpretation to include Venice (as a Special Coastal

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Community) as it is a significant scenic resource area is both sensible and protective of coastal resources.

8. Coastal Staff Are Prohibited by the Coastal Act From Giving Advice on the Manner in Which a Proposed Development Might be Made to Comply:

Lastly, the Addendum for this Agenda Item includes a letter from the Applicant, which includes this statement: "The undersigned and the applicant met twice with both the L.A. City Planning staff and the staff of the South Coast District Office of the Commission in order to work out a workable plan to remodel the subject site that did not contemplate demolishing more than 50% of the existing structure. Many hours were spent by both staffs and the owner in finding a solution to remodel the site within Coastal Act guidelines." Coastal Act Section 30335.1 requires that employees are to ONLY give procedural assistance on matters which are before the commission for action, and that their assistance should not extend to advice on substantive issues, such as advice on the manner in which a proposed development might be made to comply. We have a serious concern that undue bias has been shown to this applicant and that Coastal Act Section 30335.1 has been violated. *It appears as if Staff worked with the Applicant to change the implementation of the law to fit the project, rather than changing the project to fit the law.*

9. Summary:

In sum, the significant adverse cumulative impact must be considered when making a decision as to whether a particular project/kind of project meets the requirements for a coastal exemption. When the Coastal Commission designated Venice as a Special Coastal Community (as defined) in the Certified LUP, it recognized Venice as an area that is an *important visitor destination center on the coastline that adds to the visual attractiveness of the coast.* Thus, by definition Venice must be subject to the more protective treatment as a significant scenic resource area, one that has engendered a status as one of the more unique coastal communities in the state, and also a popular destination for local, national and international tourists alike. Following the intent of the Coastal Act is of paramount importance, in avoiding decisions that would significantly harm a designated significant scenic coastal resource that is to be protected. Further, when there is conflict regarding the interpretation of the Coastal Act in all Coastal Zone decisions, case law tells us that the interpretation that is most protective of Coastal Resources must be taken.

Thank you for your consideration, and we hope that you will: 1. grant this appeal, and require a CDP for the processing of the proposed project, 2. require that the CEX process revert to the policy/procedures used prior to the changes that were made after the Commission stopped doing De Minimus Waivers for Venice, *and 3. make it widely, publicly clear that Venice is a significant scenic resources area due to its designation by the Coastal Commission as a Special Coastal Community (as defined in the Coastal Act), and therefore no more than a 10% increase in size shall be allowed for processing of residential projects as Coastal Exemptions in the Venice Coastal Zone, in accordance with CCR's 13250 and 13253.*

Respectfully,

Robin Rudisill, Sue Kaplan and Lydia Ponce

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Exhibit B

From: **Robin Rudisill** wildrudi@me.com
Subject: 668 Indiana Ave
Date: March 21, 2017 at 4:11 PM
To:



From: Robin Rudisill <wildrudi@mac.com>
Subject: Re: 657 Flower
Date: December 22, 2016 at 6:42:06 AM PST
To: Ilan Kenig <ilan@fmbdevelopment.com>
Cc: Sue Kaplan <sueakaplan@gmail.com>, Kobe Marciano - By Marciano <kobemarciano@gmail.com>, Steve Kaplan <sk.landuselaw@gmail.com>

Dear Ilan,

Thank you for your email.

We understand your urgency in resolving the Coastal Commission's Substantial Issue decision.

As we've shared, we are pleased that you decided to keep the original house and design an addition that reflects the original. We are also happy with your change for roof access.

We have met five times now, with various configurations of you and your team. Each time we have shared our concerns and the importance of the requirements of the Coastal Act and the L.A. General Plan, both reflected in the policy requirements of the Coastal Commission-certified Venice Land Use Plan (LUP) and in the City's Venice Coastal Zone Specific Plan (VCZSP) zoning ordinance (uncertified). It is very clear in these state and city regulations how important compatibility of mass, scale and character are to the viability of our residential neighborhoods, particularly in the Coastal Zone. Both the LUP and the VCZSP require that development be compatible with the existing immediate neighborhood and not be materially detrimental to adjoining lots or the immediate neighborhood. If there was an exemption for this that resulted in a development larger than that allowed by CDP Findings and related evidence, that would undermine the entire Coastal Act law.

As you know, in our appeal we successfully made the case that allowing anything but minor improvements/additions using a coastal exemption process will cause an unacceptable significant adverse cumulative impact to the existing Venice residential neighborhoods. A CDP is required in order to assure the compatibility of the character of new developments *and renovations/improvements*. The Coastal Commission knows that it cannot approve actions that would cause a significant adverse cumulative impact, as that is contrary to the Commission's mandate and mission and to the spirit and goals of the Coastal Act. The Coastal Exemption decision is not made in a vacuum but rather in the context of the Coastal Zone and the Coastal Act.

We had understood that our last meeting, on December 9th, was for the purpose of reviewing the 657 Flower project plans with your architect and working together on compromises in order to make changes to the plans for purposes of the De Nova coastal hearing. But you didn't come to the meeting with that intention. We make suggestions for several changes that could be made as a compromise, but you wouldn't make any of the changes that we suggested because you said it would be expensive to make the changes. This reason doesn't make sense given that the purpose of all of our meetings was to come to a compromise on your plans.

Also, you gave us some data on the surrounding homes that was recently gathered by your consultant and we agreed to put it into our Blockscape Character Analysis. We have included that data with our data. We have both worked very hard to scrub and assure that this data and the related calculations are accurate. The results are below.

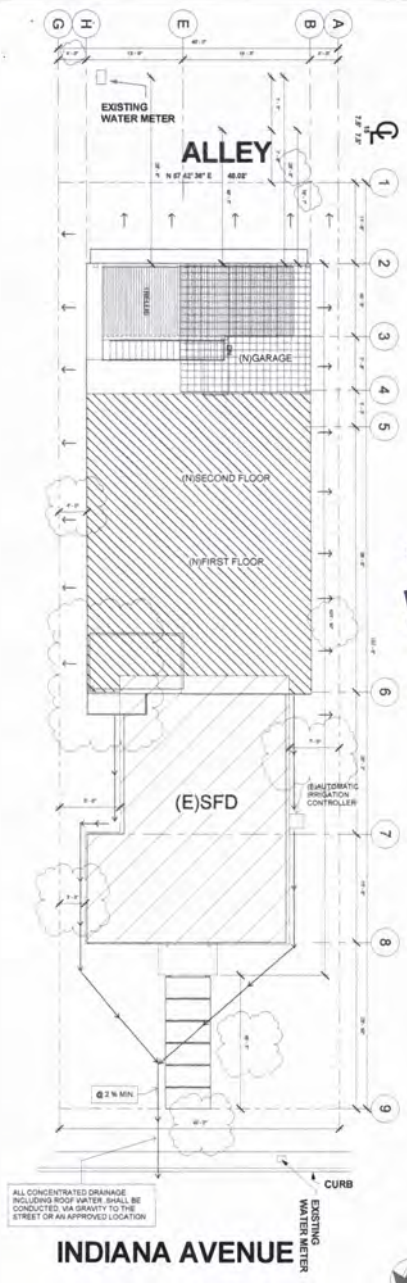
	A	B	C	D	E	F	G	H	I	J	K	L
1	600 Flower Blockscape, for project at 657 Flower											
2			6439	5799.6	1.11							
3	Revised project		4665.5	5799.7	0.80							
4												
5	Address		House	Lot	House/	Year	# of		Peaked		House	# of
6	No.		Sq Ft	Sq Ft	Lot	Built	Stories	Height	Roof	Siding	Style	Units
7	673		2,723.0	3,315.7	0.82	1939	2	26.03	x		CR	1
8	671		660.0	3,500.0	0.19	1923	1	15.62			SP	1
9	667		5,056.0	5,800.0	0.87	1965	2	25.40		ST		5
10	663		2,125.0	5,799.8	0.37	1990; 1938	2	16.48	X		SP	1
11	659		1,300.0	5,799.7	0.22	1924; 1930	1	19.18			SP	2
12	**657**		**936.0**	**5,799.6**	**0.16**	**1922**	**1**	**16.64**				**1**
13	653		2,465.0	5,799.5	0.43	1923; 1924	1	18.78	X		SP	6
14	649		2,390.0	5,799.3	0.41	1924; 1922	1	17.19	X		CR	5
15	645		956.0	5,799.2	0.16	1922	1	17.09			CR	1
16	641		1,504.0	5,799.1	0.26	1948	1	16.50	X	ST		1
17	637		4,578.0	5,798.9	0.79	1964	2	21.98		ST		4
18	633		3,548.0	5,798.8	0.61	1991	2	25.66		ST		3
19	629		5,030.0	5,798.7	0.87	1992	2	25.88		WD		3
20	617		1,300.0	5,798.5	0.22	1917	1	19.90	X			2
21	615		738.0	5,798.4	0.13	1921		not avail	?			1
22	611		692.0	5,798.3	0.12	1922	1	15.35	X			1
23	605		1,326.0	5,798.1	0.23	1906	1	22.15	X			1
24	603		4,754.0	5,798.0	0.82	1991	2	25.53	X			3
25	601		2,614.0	7,037.8	0.37	1992	3	28.05				1
26												
27	600		6,339.0	9,453.1	0.67	1987		26.57				5
28	612		5,415.0	5,750.3	0.94	1994; 1989	3	23.85				3
29	614	614 1/2	2,780.0	5,793.0	0.48	1923; 1914		33.55	X			2
30	624	622	4,728.0	5,750.1	0.82	2007	2	26.07	X			2
31	628	626	1,560.0	5,792.8	0.27	1951; 1954	1	12.89				2
32	630		976.0	5,792.6	0.17	1923	1	16.52	X			2
33	634		4,918.0	5,792.5	0.85	1963	2	21.76				5
34	638		770.0	5,792.4	0.13	1923	1	17.31	X			1
35	642		1,019.0	5,792.2	0.18	1923	1	16.50	X			1
36	646		5,475.0	5,792.1	0.95	2000	3	26.72				1
37	652	650	1,734.0	5,792.0	0.30	1941; 1922	1	16.94	X			2
38	654		1,041.0	5,791.8	0.18	1924	1	17.22				1
39	658		868.0	5,791.7	0.15	1923	1	17.45	X			1
40	660		2,703.0	5,791.6	0.47	1990; 1923	1	15.31	X			3
41	664 1/2		2,659.0	5,791.5	0.46	1922	1	22.73	X			1
42	668		1,650.0	5,791.3	0.28	1928	1	13.46				3
43	672	674	1,815.0	5,791.2	0.31	1923; 1950	1	21.48	X			2
44	676		6,596.0	7,114.2	0.93	1963	2	21.35	X			9
45												
46	Pre-1925					13						
47	Pre-1950					15						
48												
49	TOTAL		97,741	215,794								
50	AVERAGE		2,642		0.45							
51	MEDIAN		2,125	5,798	0.37							
52												
53	AVERAGE FRONT SETBACK: 15'											
54												
55	Median House/Lot for all Single-Family Dwellings				0.18	16						
56	Median House/Lot for all Multi-Family Dwellings				0.48	21						
57						37						
58												

At 4,666 square feet, your proposed house would not be compatible with the existing surrounding neighborhood, as required by the LUP and VCZSP. Your project has a FAR of .80. The average is .45 for this block, and the mean is even lower, at .37. These numbers show the relation of house size to lot size. The new project you are proposing is almost twice as big as the average of the block. The houses on either side are 1,300 square feet and 2,465 square feet (an apartment complex). What the neighborhood will see is that your house is about twice as big as the apartment building on one side, and FOUR TIMES BIGGER than the house on the other side. Your proposed house is also materially larger than most of the multi-unit buildings on the block.

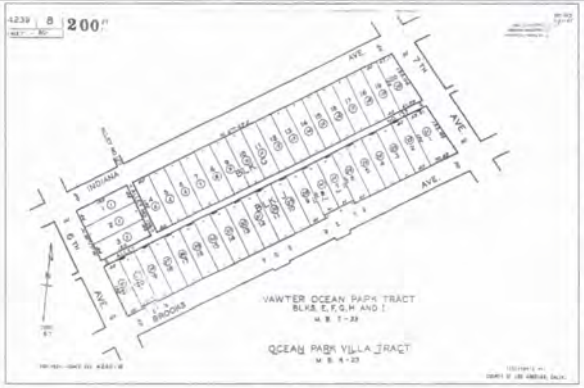
This Blockscape is significant evidence that shows that the project is materially out of scale with the existing surrounding neighborhood. We have used this same methodology as substantial evidence with success on many other projects, particularly when there is such a material difference between the size of the project and its surrounding existing neighborhood. We have reviewed all of these numbers very carefully and have not been able to come up with any rationale or assumptions that would support your project as being compatible with the neighborhood. It isn't even close or within a range where we could say we would be willing to make an exception for the overage for some reason. You had originally indicated that you were willing to scale the project back somewhat and we are still willing to discuss this further with you to see if we can come to a compromise so that further delays for you can be avoided. You mention having a platform to present your final resolution and we are anxious to see the changes to the project that you have in mind for purposes of coming to the final resolution.

Again, we stand ready to work with you to make the changes originally discussed in order to achieve a compromise and allow this project to be processed as an exemption. But we cannot justify processing it as an exemption as is, as we cannot support this change to process large additions using coastal exemptions, as fully explained above.

Sincerely,
Robin Rudisill
Sue Kaplan



PLOT PLAN
SCALE: 1/8"=1'



Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
☑ Single Jurisdiction
☐ Dual Jurisdiction
File No. DIR-2017-522-CDP
permit#16019-20000-05142
Date: 2/9/17

		(E)	(N)	Total
1.-	1ST FLOOR	1,020	1,250	2,270
2.-	2ND FLOOR	0	1,444	1,444
3.-	GARAGE	0	355	355
4.-	COVERED PATIO	0	138	138
5.-	PORCH	0	30	30
6.-	TRELLIS	0	355	355
7.-	CARPORT	0	188	188
	TOTAL	1,020	3,760	4,780

SITE NOTES
1. ALL LANDSCAPING AREAS, INCLUDING THE PARKWAY, SHALL BE AUTOMATICALLY IRRIGATED.
2. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS.
3. DO NOT BLOCK NATURAL DRAINAGE COURSES FROM ADJACENT PROPERTIES
4. IF APPLICABLE, REPLACE ALL BROKEN, CRACKED, OR UPHEAVED CURB, CURB & GUTTER, SIDEWALK, AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
5. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN THE STREET RIGHT OF WAY.
6. ALL UTILITY SERVICES, INCLUDING TELEPHONE AND ELECTRIC POWER, SHALL BE PLACED UNDERGROUND.
7. PUBLIC WORKS PERMIT IS REQUIRED PRIOR TO DOING SIDEWALK OR CURB WORKS.
8. NO EASEMENTS ARE SHOWN ON THE SITE
9. SEPARATE SUBMITTALS ARE REQUIRED FOR DEMOLITION. OBTAIN AQMD APPROVAL.

1. This project shall comply with the state of California Title 24 and the following codes:
2. •2014 California Residential Code
3. •2014 California Electrical Code
4. •2014 California Plumbing Code
5. •2014 California Mechanical Code
6. •2014 California Green Building Standards Code With Local Amendments

SCOPE OF WORK:

ADD 2,694 SQFT AND 355 SQFT (N) GARAGE TO THE EXISTING 1,020 SQFT & 188 SQFT CARPORT. THE NEW ADDITION WILL BE AT THE REAR OF THE EXISTING HOUSE.
THE FOUNDATION,FRAMING AND FRONT FACADE OF THE EXISTING STRUCTURE WILL REMAIN AS IS.
THE INTERIOR LAYOUT OF THE EXISTING HOUSE WILL BE MODIFIED BUT ITS PERIMETER WALLS AS WELL AS THE ROOF LINES WILL REMAIN AS IS (EXCEPT FOR THE REAR PORTION OF THE EXISTING STRUCTURE WHICH WILL BE SLIGHTLY MODIFIED TO ACCOMMODATE FOR ALL THE NECESSARY CONNECTIONS BETWEEN THE EXISTING & NEW STRUCTURES.) THIS MODIFICATION WILL NOT EXCEED 20% OF THE TOTAL SQFT OF THE EXISTING SURFACES.

NOTE: THE ROOF AND SIDING (OR STUCCO) OF THE EXISTING STRUCTURE WILL BE REPLACED WITH A NEW MATERIAL THAT MATCHES THE NEW ADDITION).

LEGAL INFO:

BUILDING FULLY SPRINKLERED

Site Address	668 E INDIANA AVE
ZIP Code	90291
PIN Number	111B145 1332
Lot/Parcel Area (Calculated)	5,280.3 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H5
Assessor Parcel No. (APN)	4239008017
Tract	VAWTER OCEAN PARK TRACT BLOCKS "E", "F", "G", "H" AND "I"
Map Reference	M B 7-33
Block	G
Lot	17
Arb (Lot Cut Reference)	None
Map Sheet	111B145
Zoning	RD1.5-1
Year Built	1945
Building Class	D55B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,020 (sq ft)
Max Building Height	30' 00"

INDEX SHEET:

A-1: PLOT PLAN
A-2: NOTES
A-3: EXISTING & PROPOSED FLOOR PLAN
A-4: PROPOSED SECOND FLOOR PLAN
A-5: ROOF PLAN
A-6: ELEVATIONS
SN-1: STRUCTURAL NOTES
S-2: FOUNDATION
S-3: FRAMING
S-4: STRUCTURAL DETAILS
G-1: GREEN ENERGY NOTES
T24-1: TITLE 24
T24-2: TITLE 24TES





VICINITY MAP

PLANS PREPARED BY:
MARCIANO
ENGINEERING:
KOBE STRUCTURAL ENGINEERING & DESIGN
19526 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PLANSBYMARCIANO.COM

OWNER'S INFO:
-
668 INDIANA Ave, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
PLOT PLAN

DATE:
12/11/2016

SCALE:
1/8" = 1'-0"

SHEET:

DIR-2017-522-CDP

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GENERAL NOTES

1. This project shall comply with the state of California Title 24 and the following codes:
- 2014 California Residential Code
- 2014 California Electrical Code
- 2014 California Plumbing Code
- 2014 California Mechanical Code
- 2014 California Green Building

2. Separate permits shall be obtained for fences, retaining walls, pools, and spas.
3. Curb cuts, storage of materials, or work in the public right of way require a permit from the public works department or appropriate agency.
4. All construction waste and debris to be contained at all times
5. Contractor shall familiarize him/her self with the project and notify architect of any errors, omissions, or discrepancies in plans prior to commencement.
6. Contractor shall notify architect of any changes in plans. Unauthorized changes to the plans are prohibited.
7. Contractor shall verify all bearing conditions of existing walls to be removed and notify architect or engineer prior to removal.
8. Excavations shall be made in compliance with California/ OHSA regulations.
9. Conduct all water from roof and site away from building and adjoining properties to street.
10. Verify electrical panel service and upgrade if applicable. Verify with local utility regarding meter and service location.
11. An approved seismic gas shutoff valve shall be installed on the down stream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.
12. Water heaters shall be strapped to the wall per code.
13. Contractor shall provide state fire marshall approved smoke dectectors in all installed in the following locations:
- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (Ref CRC Section 314)

14. All exterior materials and manufacturers are to be verified with owner.

ROOF NOTES

1. Roof to be pitched roof with approx. 3:12 slope. Verify roof slope with the existing slope of the house and adjust the slope as necessary for framing and height compliance.
2. Roofing materials shall comply with CRC 902.1
3. A minimum Class A, B or C roofing shall be installed in areas designated by this section. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108. The shingle pattern and color shall match the existing as close as possible.
4. Roofing shall be installed per manufacturers written specifications.
5. Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashings saddles, valleys and drip edges shall be installed per CRC Section 903.
6. Newly installed eaves shall have gutters as necessary to conduct water to street, and overhangs shall match existing.
7. Fascia boards at gable ends, open rafter tails at horizontal overhangs.
8. Starter board at eave overhangs to match existing house.

SPECIAL HAZARD NOTES

1. Glazing in hazardous locations shall be tempered in the following locations:
a. At ingress and egress doors.
b. Panels in sliding doors or swinging doors
c. Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
d. If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
e. In wall enclosing stairway landing.
2. Smoke detectors shall be provided as follows:
a. In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
b. In existing construction, smoke detectors may be battery operated and installed in locations as noted above.
3. An approved seismic gas shutoff valve shall be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
4. Water heaters must be strapped to the wall.

1. Provide emergency egress from sleeping rooms. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. (REF CRC R310.1)
2. At least one exit doorway shall not be less than 36 inches wide and 80 inches high. The door shall be mounted that the clear width of 32 inches is maintained.
3. The exterior door must open over a landing not more than 12 inches below the threshold. Exception: Providing the door does not swing over the landing, then the landing shall be not more than 8 inches below the threshold.
4. The landing at a door shall have a length measured in the direction of travel of no less than 36".

ELECTRICAL PROVISIONS

- Electrical receptacles shall be install to service countertops 12" wide or wider. The receptacles shall be installed so that no point along a wall line is more that 24" horizontally from a receptacle outlet in that space. Counter spaces separated by range tops, refrigerators, or sinks shall be consider separate countertop spaces in applying the spacing requirements. (CEC Art. 210-52(1).
- Provide at least one GFCI protected wall receptacle outlet in bathrooms within 36 inches of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin location (CEC Art. 210-52(D).
- At least one 20-ampere branch circuit shall be provided to supply bathroom receptacles outlet(s). Such circuits shall have no other outlets.
- At least one receptacle outlet shall be accessible and located at grade level and not more than 6 feet above grade level and shall be installed at the front and back of the dwelling.
- Arc fault circuit- interruption shall be installed to provide protect of the branch circuit.
- Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all non-locking-type 12 volt; 15-and 20-ampere receptacles shall be listed as tamper -resistant receptacles.

GFCI PROTECTED OUTLETS

-Ground-Fault Circuit interrupters are required at each relocated or new receptacle outlets within bathrooms. When existing outlets are removed from their outlet box, the replacement shall also be GFCI protected. Non GFCI outlets shall not be reused. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI breakers protecting the circuit associated with the outlets in the bathroom.

NOTE
All building additions must be adjusted to fit existing conditions. Dimensions, squareness, levelness, plumbness, and roof pitches may vary from that shown from various locations within the building.

SPECIAL HAZARD NOTES

1. Glazing in hazardous locations shall be tempered in the following locations:
a. At ingress and egress doors.
b. Panels in sliding doors or swinging doors
c. Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
d. If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
e. In wall enclosing stairway landing.

SMOKE DETECTORS/ CARBON MONOXIDE

Smoke and Carbon Monoxide alarms may combined as multi purpose units or as part of a permanently installed household fire alarm system installed and maintained per NFPA 72. Each alarm type must be interconnected so that if on alarm is activated all alarms in the residence of the same type will sound.

City inspector shall check at final inspection that smoke alarms and carbon monoxide alarms have been installed throughout the dwelling in the locations required by code.

2. Smoke detectors shall be provided as follows:
a. In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
b. In existing construction, smoke detectors may be battery operated and installed in locations as noted above./
3. An approved seismic gas shutoff valve shall be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
4. Water heaters must be strapped to the wall.

PLUMBING NOTES

- Kitchen sinks shall not use more than 1.5 gallons per minute (CPC 403.6)
- All lavatories are to use not more than 1.2 gallons per minute (CPC 403.7)
- Showers shall not use more than 1.8 gallons per minute (CPC 408.2)
- Where shower valves are replaced, or are new, they must be pressure balanced or shall be the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 sq. inches and capable of encompassing a 30 inch diameter circle from the top of threshold to 70 inches above the shower drain.
- Shower enclosure doors must be tempered sliding doors.
- New, relocated, or converted tubs or showers may cause a tempered glazing requirement to apply to glass windows with a bottom edge within 60 inches above tub or shower standing surfaces. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- Water closets shall consume not more than 1.28 gallons per flush

INDOOR WATER USE EFFICIENCY ORDINANCE

TOILETS- 1.28 GALLONS PER FLUSH OR LESS
SHOWERS- 2.0 GALLONS PER MINUTE OR LESS
BATHROOM FAUCETS- 1.5 GALLONS PER MINUTE OR LESS
KITCHEN FAUCETS- 2.2 GALLONS PER MINUTE OR LESS
CLOTHES WASHERS 6.0 WATER FACTOR OR LESS
DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)

PLANS PREPARED BY:
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KOBE STRUCTURAL ENGINEERING & DESIGN
MARCIANO
1926 VENTURA BLVD #141 TARZANA, CA 91356 818-309-2921 KOBE@FS-ANS(MARCIANO).COM

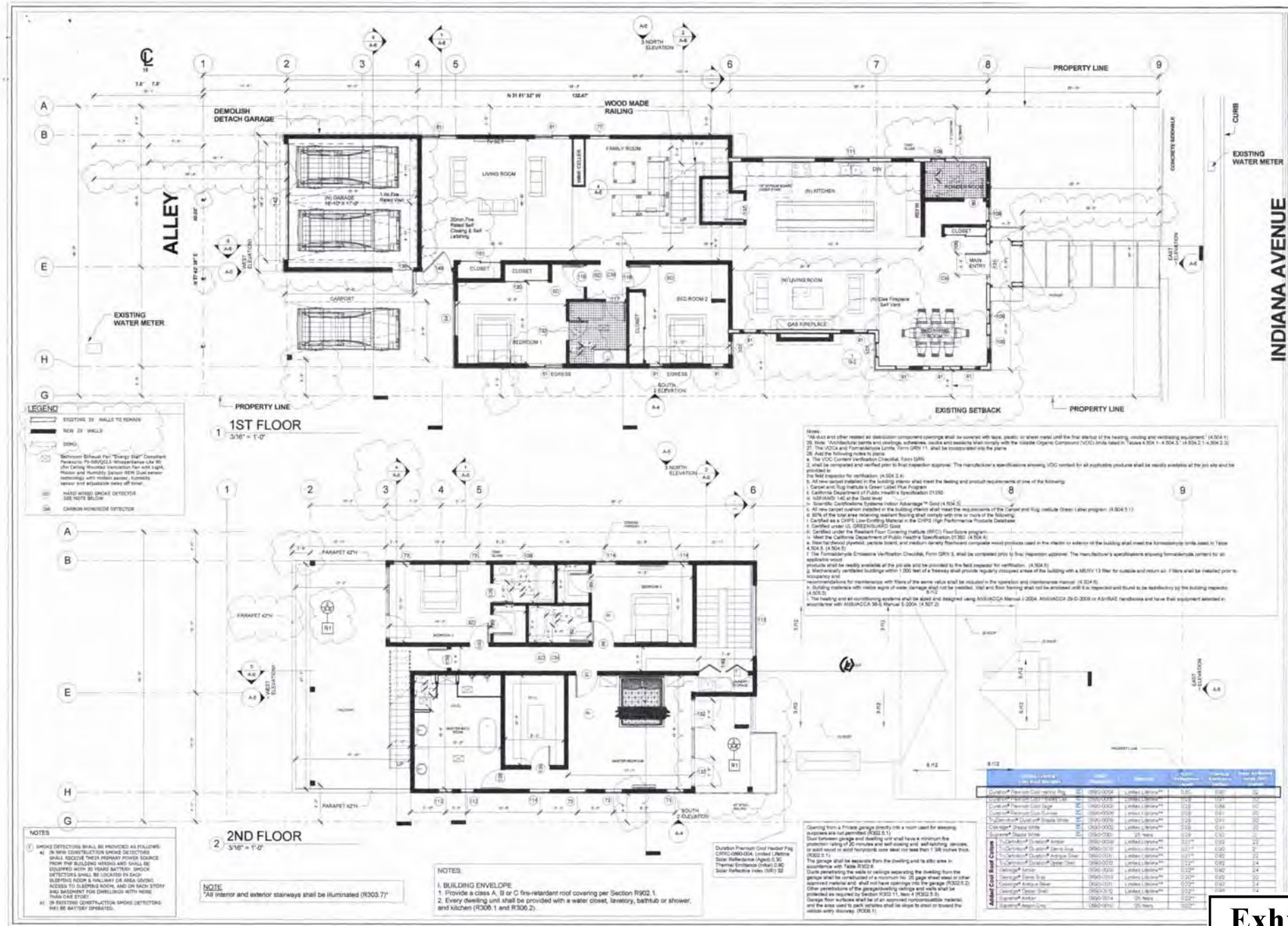
OWNER'S NAME:
-
668 INDIANA Ave, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE
NOTES

DATE:
12/11/2016
SCALE:
N.T.S.
SHEET:

DIR - 17 522



PLANS PREPARED BY:
MARCIANO PLANS
ENGINEERING:
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18508 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PLANSBYMARCIANO.COM

OWNER'S INFO:
-
668 INDIANA Ave, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
FLOOR PLANS

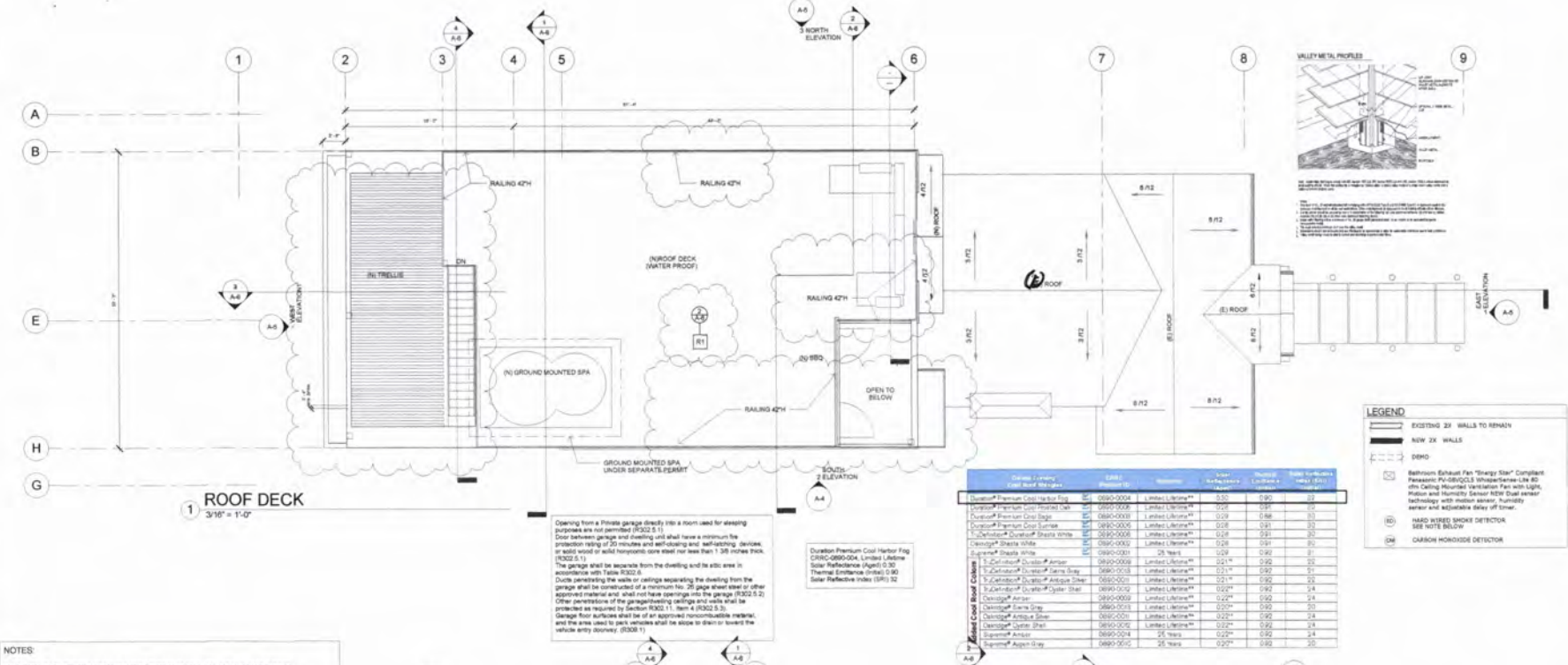
DATE:
12/11/2016

SCALE:
3/16" = 1'-0"

SHEET:

DIR 2017 522 - -

Exhibit 4
Page 3 of 11
California Coastal Commission



1 ROOF DECK
3/16" = 1'-0"

LEGEND

- EXISTING 2X WALLS TO REMAIN
- NEW 2X WALLS
- DEMO
- Bathroom Exhaust Fan "Energy Star" Compliant Panasonic FV-08VQCL5 WhisperSense-Lite 80 cfm Ceiling Mounted Ventilation Fan with Light, Motion and Humidity Sensor NEW Dual sensor technology with motion sensor, humidity sensor and adjustable delay off timer.
- (SD) HARD WIRED SMOKE DETECTOR SEE NOTE BELOW
- (CM) CARBON MONOXIDE DETECTOR

Opening from a Private garage directly into a room used for sleeping purposes are not permitted (R302.5.1)
Door between garage and dwelling unit shall have a minimum fire protection rating of 20 minutes and self-closing and self-latching, devices, or solid wood or solid honeycomb core steel nor less than 1 3/8 inches thick. (R302.5.1)
The garage shall be separate from the dwelling and its attic area in accordance with Table R302.6.
Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall not have openings into the garage (R302.5.2)
Other penetrations of the garage/dwelling ceilings and walls shall be protected as required by Section R302.11, Item 4 (R302.5.3)
Garage floor surfaces shall be of an approved noncombustible material, and the area used to park vehicles shall be slope to drain or toward the vehicle entry doorway. (R308.1)

Duration Premium Cool Harbor Fog
CRRC-0890-004, Limited Lifetime
Solar Reflectance (Aged) 0.30
Thermal Emittance (Initial) 0.90
Solar Reflective Index (SRI) 32

Cobble Company Cool Roof Shingles	CRRC Product ID	Warranty	Solar Reflectance (Aged)	Thermal Emittance (Initial)	Solar Reflectance Index (SRI) (Aged)
Duration® Premium Cool Harbor Fog	0890-0004	Limited Lifetime**	0.30	0.90	32
Duration® Premium Cool Pinstripe Oath	0890-0008	Limited Lifetime**	0.28	0.91	30
Duration® Premium Cool Sage	0890-0005	Limited Lifetime**	0.29	0.88	30
Duration® Premium Cool Sunrise	0890-0006	Limited Lifetime**	0.28	0.91	30
TruDefinition® Duration® Shasta White	0890-0008	Limited Lifetime**	0.28	0.91	30
Oakridge® Shasta White	0890-0002	Limited Lifetime**	0.28	0.91	30
Supreme® Shasta White	0890-0001	25 Years	0.29	0.90	31
TruDefinition® Duration® Amber	0890-0009	Limited Lifetime**	0.21**	0.92	22
TruDefinition® Duration® Sierra Gray	0890-0018	Limited Lifetime**	0.21**	0.92	21
TruDefinition® Duration® Antique Silver	0890-0011	Limited Lifetime**	0.21**	0.92	22
TruDefinition® Duration® Oyster Shell	0890-0012	Limited Lifetime**	0.22**	0.92	24
Oakridge® Amber	0890-0003	Limited Lifetime**	0.22**	0.92	24
Oakridge® Sierra Gray	0890-0015	Limited Lifetime**	0.20**	0.92	20
Oakridge® Antique Silver	0890-0011	Limited Lifetime**	0.22**	0.92	24
Oakridge® Oyster Shell	0890-0012	Limited Lifetime**	0.22**	0.92	24
Supreme® Amber	0890-0014	25 Years	0.22**	0.92	24
Supreme® Aspen Gray	0890-0010	25 Years	0.20**	0.92	20

NOTES:

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTIONS R308.3 (SEE EXCEPTIONS)(R308.4):

a) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

b) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

c) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1. EXPOSED AREA OF THE INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

3. TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY OF THE GLAZING.

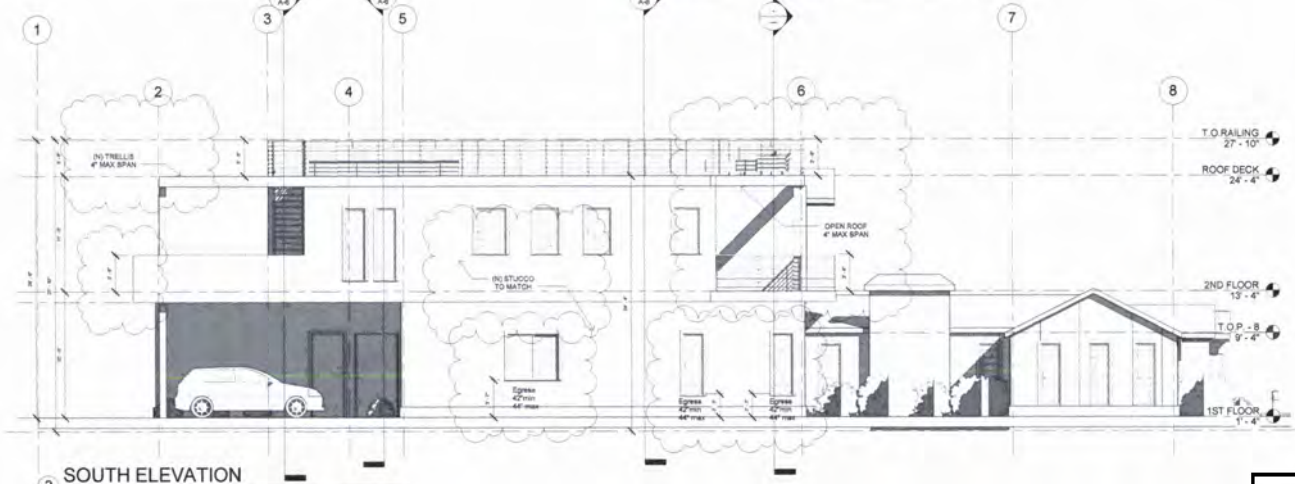
d) GLAZING IN RAILING.

e) GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

f) GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN STRAIGHT LINE, OF THE WATER'S EDGE.

g) GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF THE STAIRS AND RAMPS.

h) GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.



2 SOUTH ELEVATION
3/16" = 1'-0"

PLANS PREPARED BY:
MARCIANO
ENGINEERING:
KOBE STRUCTURAL ENGINEERING & DESIGN
19526 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PLANSBYMARCIANO.COM

OWNER'S INFO:
-
668 INDIANA Ave, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
3ER FLOOR PLAN

DATE:
12/11/2016

SCALE:
3/16" = 1'-0"

SHEET:

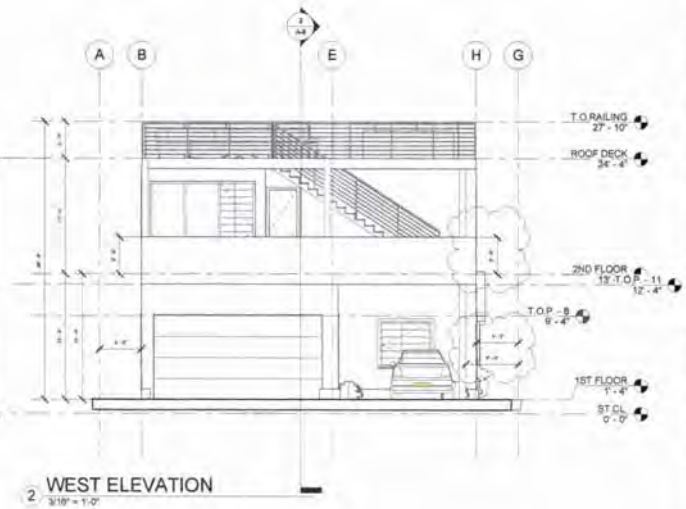
DIR 2017 522

DIR 2017 522

Exhibit 4
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California Coastal Commission



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

NOTES

a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

b. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158)(SEPARATE PLUMBING PERMIT IS REQUIRED).

c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

d. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGS MACHINE OUTLETS SHALL BE PROVIDE WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)

e. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

f. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION

g. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

h. WATER HEATER MUST BE STRAPPED TO WALL.(SEC. 507.3., LAPC)

i.

j.

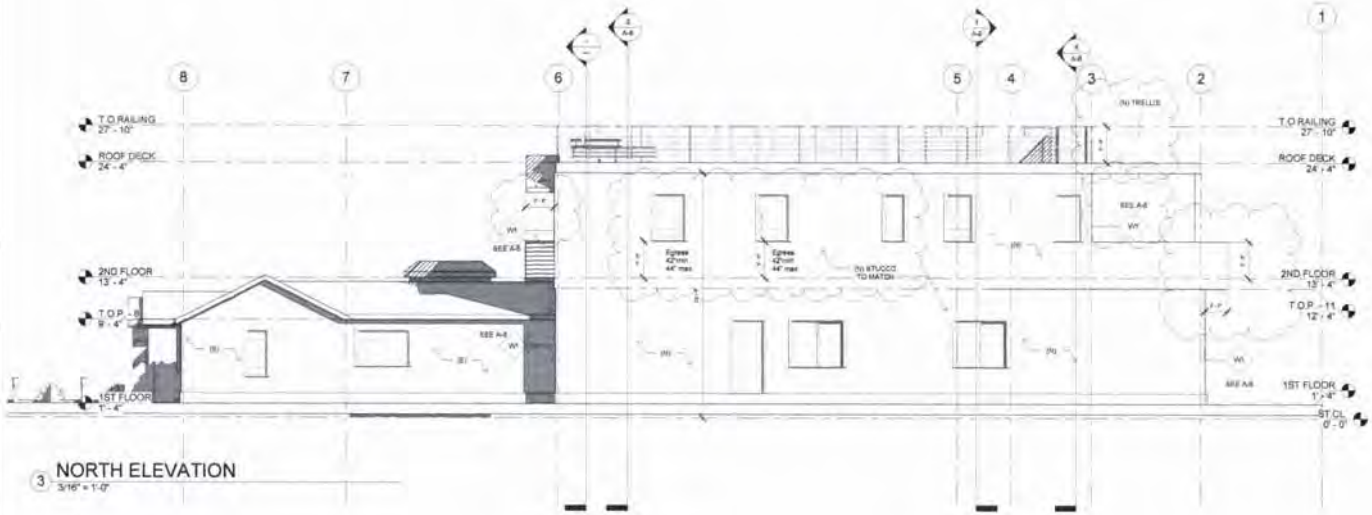
k. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

l. SMOKE DETECTORS SHALL BE PROVIDE FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000).

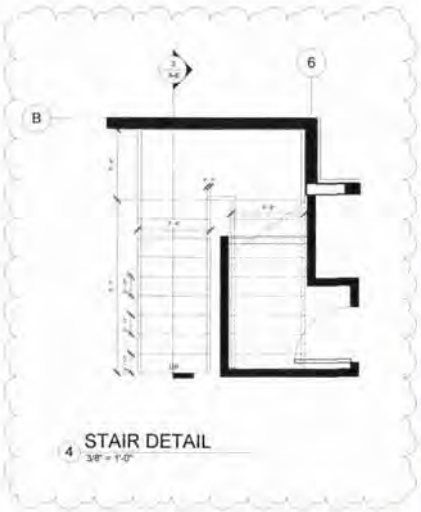
m. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

n. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF THE EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OTF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

o. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT JOB SITE.



3 NORTH ELEVATION
3/16" = 1'-0"



4 STAIR DETAIL
3/8" = 1'-0"

PLANS PREPARED BY:
MARCIANO

ENGINEERING:
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OWNER'S INFO:
668 INDIANA Ave, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
ELEVATIONS

DATE:
12/11/2016

SCALE:
As indicated

SHEET:

DIR 2017 522



1 SECTION 1
3/16" = 1'-0"

2 SECTION 3
3/16" = 1'-0"

4 SECTION 7
3/16" = 1'-0"

NOTES

1. 5/8" DRYWALL TYPE "X" (TYP.)
2. R-30 INSULATION
3. R-13 INSULATION
4. R-19 INSULATION
5. STUCCO/ WIRE MESH O/ DBL 15 LB. FELT.



3 SECTION 2
3/16" = 1'-0"

F. FIRE PROTECTION
1. The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D. (R313. 12.21A17(d))

2. Note: The Sprinkler System shall be approved by Plumbing Division prior to installation.

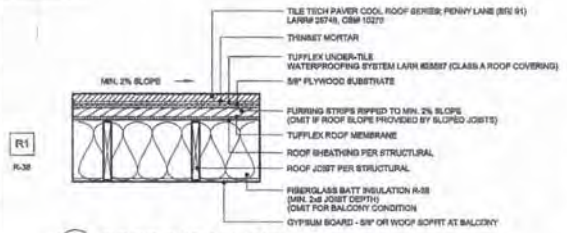
3. An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)

4. An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages.
Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

NOTES:

-BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.(R319.1)

-PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1

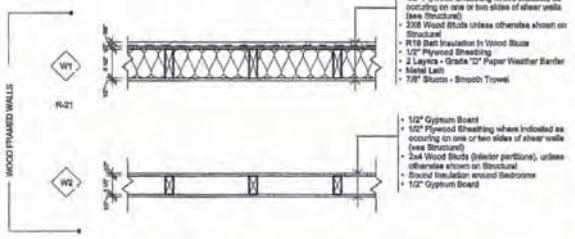


2 ROOF DECK DETAIL

NOTES:

1. BUILDING ENVELOPE
1. Provide a class A, B or C fire-resardant roof covering per Section R902.1.
2. Every dwelling unit shall be provided with a water closet, lavatory, bathtub or shower, and kitchen (R306.1 and R306.2).

NOTE:
"All interior and exterior stairways shall be illuminated (R303.7)"



3 WALL TYPES

NOTE:
"At bedrooms provide one openable escape window or door meeting all of the following: an openable area of not less than 5.7 sq. ft. (5 sq. ft. at grade level), a minimum clear 24" with, and sill height not over 44 inches above the floor. CRC 310.1"

Door Schedule

Door Number	Door Type	Door Size	Width	Height
	115	Door-Curtain-Wall-Single-Glass	3' - 1"	8' - 4"
80	36	32" x 84"	2' - 8"	8' - 0"
86	39	3' x 8'	3' - 0"	8' - 0"
91	39	3' x 8'	3' - 0"	8' - 0"
92	36	32" x 84"	2' - 8"	8' - 0"
93	36	32" x 84"	2' - 8"	8' - 0"
105	67	1730 x 2032mm	5' - 8"	8' - 0"
117	36	32" x 84"	2' - 8"	8' - 0"
118	39	3' x 8'	3' - 0"	8' - 0"
119	39	3' x 8'	3' - 0"	8' - 0"
120	65	1630 x 1981mm	6' - 0"	8' - 0"
123	36	32" x 84"	2' - 8"	8' - 0"
125	36	32" x 84"	2' - 8"	8' - 0"
126	36	32" x 84"	2' - 8"	8' - 0"
128	36	32" x 84"	2' - 8"	8' - 0"
129	36	32" x 84"	2' - 8"	8' - 0"
130	113	7	7' - 0"	8' - 0"
131	41	3' x 7'	3' - 0"	7' - 0"
132	115	Door-Curtain-Wall-Single-Glass	3' - 9"	8' - 4"
132	115	Door-Curtain-Wall-Single-Glass	3' - 9"	8' - 4"
135	107	9	9' - 0"	9' - 0"
136	39	3' x 8'	3' - 0"	8' - 0"
137	36	32" x 84"	2' - 8"	8' - 0"
139	36	32" x 84"	2' - 8"	8' - 0"
142	110	10'	10' - 0"	8' - 0"
149	111	5'-0"x10'-0"x1-3/4" 2	4' - 0"	8' - 0"
150	36	32" x 84"	2' - 8"	8' - 0"
151	67	1730 x 2032mm	5' - 8"	8' - 0"

Window Schedule

Type Mark	Rough Opening Width	Rough Opening Height	Type	Level	Head Height
61	5' - 0"	4' - 6"	Slider with Trim	1ST FLOOR	8' - 0"
73	2' - 6"	4' - 6"	Casement with Trim	2ND FLOOR	8' - 0"
77	3' - 0"	7' - 0"	Fixed with Trim	1ST FLOOR	8' - 0"
78	2' - 0"	2' - 0"	Round with Trim	ROOF DECK	-0' - 6"
84	5' - 0"	4' - 6"	Casement with Trim	1ST FLOOR	7' - 6"
91	2' - 0"	6' - 0"	Casement with Trim	1ST FLOOR	
102	1' - 6"		Round with Trim	1ST FLOOR	7' - 9"
107	2' - 0"	6' - 0"	Casement 3x3 with Trim	1ST FLOOR	7' - 0"
109	2' - 0"	4' - 6"	Casement with Trim		
111	5' - 0"	3' - 6"	Casement with Trim	1ST FLOOR	7' - 0"
112	2' - 0"	7' - 0"	Casement with Trim	2ND FLOOR	8' - 0"
113	10' - 0"	6' - 6"	Casement with Trim	2ND FLOOR	8' - 0"
114	3' - 0"	4' - 6"	Casement with Trim		

PLANS PREPARED BY:
MARCIANO

ENGINEERING:
KOBE STRUCTURAL ENGINEERING & DESIGN
18526 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PLANSBYMARCIANO.COM

OWNER'S INFO:
-
668 INDIANA Ave, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
SECTIONS

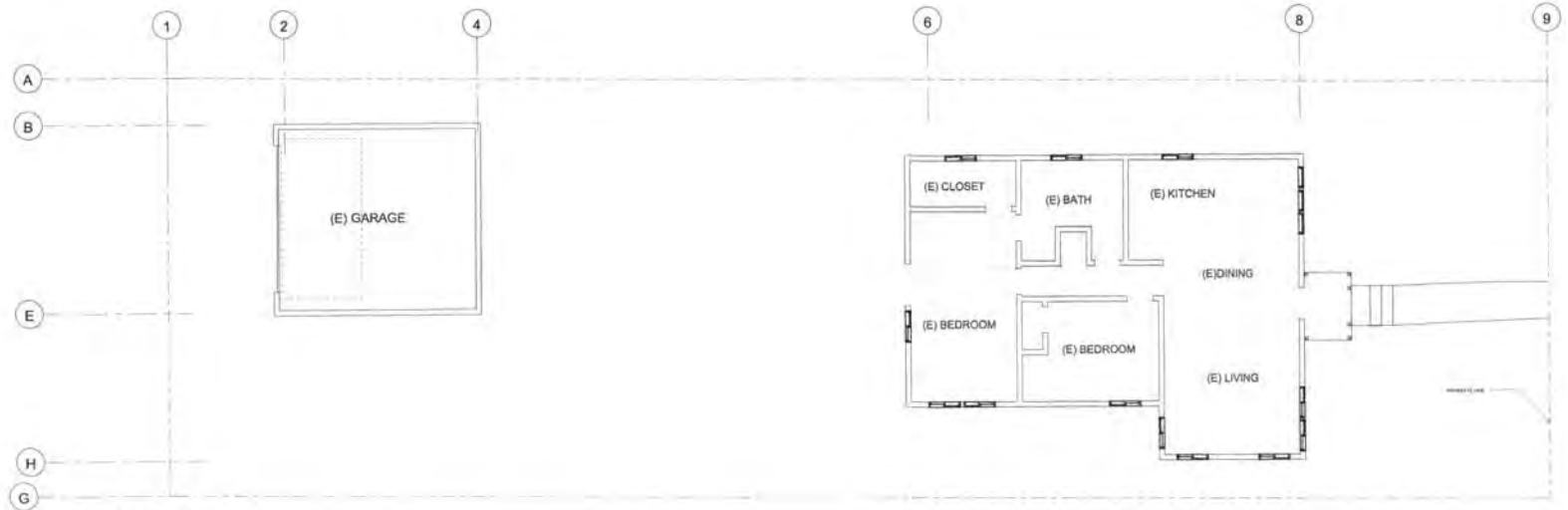
DATE:
12/11/2016

SCALE:
3/16" = 1'-0"

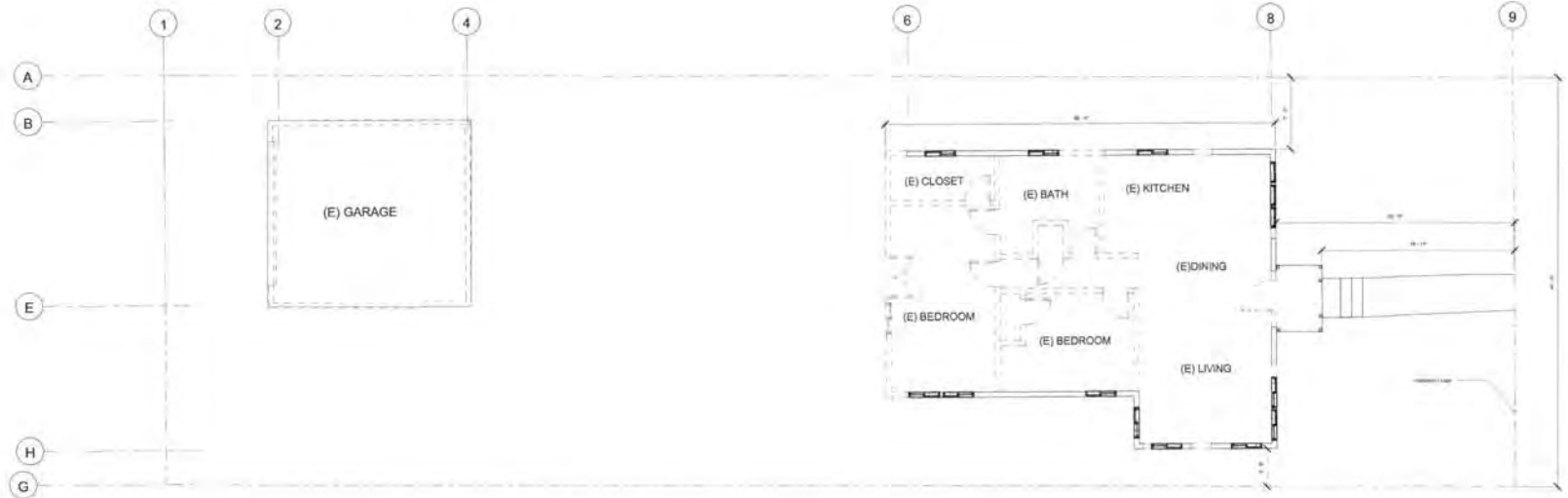
SHEET:

DIR 2017 522

Exhibit 4
Page 6 of 11
California Coastal Commission



1 (E) FLOOR PLAN
3/16" = 1'-0"



2 DEMO PLAN
3/16" = 1'-0"

FLOOR	(E) TO REMAIN	REMOVE AND REPLACE	TOTAL	
1ST	68	43	111	
			39%	
			61%	TO REMAIN WALLS
			39%	TO REMOVE WALLS

LEGEND

PLANS PREPARED BY:
MARCIANO BY

ENGINEERING:
KOBE STRUCTURAL ENGINEERING & DESIGN
18526 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PLANSBYMARCIANO.COM

OWNER'S INFO:
-
668 INDIANA Ave, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
DEMO PLAN

DIR 2017-522

DATE:
12/11/2016

SCALE:
3/16" = 1'-0"

SHEET:

Exhibit 4
Page 7 of 11
California Coastal Commission

ENVIRONMENTAL QUALITY

23. Plans shall state that the fireplace is direct-vent, sealed combustion type.
Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable.
Incorporate manufacturer's specifications onto plans. (4.503.1)
24. Wood burning fireplaces and other wood burning devices are prohibited. (AQMD Rule 445)

25. Note: "All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment." (4.504.1)
26. Add note to plans: "Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1- 4.504.3." (4.504.2.1-4.504.2.3)
27. The VOCs and Formaldehyde Limits, Form GRN 11, shall be incorporated into the plans.
28. Notes:
a. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
b. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
i. Carpet and Rug Institute's Green Label Plus Program
ii. California Department of Public Health's Specification 01350
iii. NSF/ANSI 140 at the Gold level
iv. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3)
c. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)
d. 80% of the total area receiving resilient flooring shall comply with one or more of the following: i. Certified as a CHPS Low-Emitting Material in the CHPS High Performance Products Database ii. Certified under UL GREENGUARD Gold iii. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program iv. Meet the California Department of Public Health's Specification 01350 (4.504.4)
e. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
f. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.5)
g. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
h. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory by the building inspector. (4.505.3)

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

19. Provide flashing details for all new roof valleys, around new windows and doors, and at new chimney to roof intersections on the building plans. (4.407.3)
20. Note to plans: "Materials delivered to the construction site shall be protected from rain or other sources of moisture." (4.407.4) 21. Construction waste shall be reduced by 50%. Indicate how construction waste will be handled:
a. City of Los Angeles certified hauler b. Source separated on site (incorporate waste management plan onto plans) (4.408.1)

22. Note: "An Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection." Form GRN 8 (4.410.1)

VOC AND FORMALDEHYDE LIMITS

FORM GRN 11

2014 Los Angeles Green Building Code
(Incorporate this form into the plans)

The tables below are taken from the 2014 Los Angeles Green Building Code
Tables 4.504.1- 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[a]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY[b]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pigmented walls coatings	120
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

[a] The specified limits exclude bona fide additions of water, colorants, or reducers which must be added just prior to application. Also excluded are VOC in units used to calculate single-component coatings that react with moisture during cure and two-component coatings that react with an activator prior to application, provided the maximum mixing ratio of activator to base is not less than 1 part activator to 10 parts base by volume. Supplied and sold as a unit, all components shall be applied in accordance with the manufacturer's directions to be in compliance with this standard.
[b] Effective January 1, 2011, in addition to the general requirements listed above, paints and coatings that are manufactured and packaged in containers with a capacity of one liter or less, or one pound or less, shall be labeled with the statement "Contains the maximum allowable VOC per liter (pound) of product."

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

ADHESIVE VOC LIMIT[a]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[a] The specified limits exclude bona fide additions of water, colorants, or reducers which must be added just prior to application. Also excluded are VOC in units used to calculate single-component coatings that react with moisture during cure and two-component coatings that react with an activator prior to application, provided the maximum mixing ratio of activator to base is not less than 1 part activator to 10 parts base by volume.

FORMALDEHYDE LIMITS[a]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.08
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard	0.13

[a] Tests shall be conducted in accordance with ASTM E 1333-96(2002) using a 40 CFR Part 58, Appendix A, Method 6.3 large chamber environment. Loading shall be 0.8 m²/m³, with an air exchange rate of 0.5 ± 0.1 air changes per hour, a temperature of 25°C ± 1°C, and a relative humidity of 50% ± 5% RH. Tests shall be conducted on composites manufactured with no-added urea formaldehyde resins. Ultra low-emitting formaldehyde (ULEF) resins are limited to phenol formaldehyde, polymeric methylene diphenyl diisocyanate (PMDI), and no-added formaldehyde resins. PMDI resins treated to reduce formaldehyde potential shall comply with the ULEF specification.

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2014 Los Angeles Green Building Code MANDATORY REQUIREMENTS CHECKLIST

FORM GRN 9

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Project Address: 668 INDIANA AV, LOS ANGELES 90291 Date: 12/8/16

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	G-1	GRN 1
2	4.106.3	Grading and paving	A-1	NOTE #5
3	4.106.5	Cool roof for reduction of heat island effect	A-3,A-4	NOTES
		WATER EFFICIENCY & CONSERVATION		
4	4.303.1	Water conserving plumbing fixtures and fittings	G-1	#5, GEN. NOTES
5	4.303.1.3.2	Multiple showerheads serving one shower	G-1	#6, GEN. NOTES
6	4.304.1	Outdoor potable water use in landscape areas	N/A	NONE
7	4.304.2	Irrigation controllers	A-1	SITE PLAN
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
8	4.406.1	Rodent proofing	G-1	#9, GEN. NOTES
9	4.407.3	Flashing details	G-1	SEE DETAILS
10	4.407.4	Material protection	G-1	#10. GEN. NOTES
11	4.408.1	Construction waste reduction of at least 50%	G-1	#11. GEN. NOTES
12	4.410.1	Operation and maintenance manual	G-1	#12. GEN. NOTES
		ENVIRONMENTAL QUALITY		
13	4.503.1	Fireplaces and woodstoves	G-2	FIREPLACE PLAN
14	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	G-1	#14, GEN. NOTES
15	4.504.2	Finish material pollutant control		#15, GEN. NOTES
16	4.504.3	– Adhesives, sealants, caulks	G-1	#15, GEN. NOTES
17	4.504.2.2	– Paints and coatings		#15, GEN. NOTES
18	4.504.2.3	– Aerosol paints and coatings		#15, GEN. NOTES
19	4.504.2.4	– Verification	G-1	#15. GEN. NOTES
20	4.504.3	Carpet systems	G-1	#17, GEN. NOTES
21	4.504.3.1	Carpet cushion	G-1	#18. GEN. NOTES
22	4.504.4	Resilient flooring systems	G-1	#19. GEN. NOTES
23	4.504.5	Composite wood products	G-1	#21. GEN. NOTES
24	4.505.3.1	Capillary break	S-2	SLAB FDN.
25	4.505.3	Moisture content of building materials	G-1	#24. GEN. NOTES
26	4.506.1	Bathroom exhaust fans	A-3	#28 & #29 GEN. NOTES
27	4.507.2	Heating and air-conditioning system design	G-1	#27. GEN. NOTES

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

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GREEN BUILDING CODE PLAN CHECK NOTES

FORM GRN 14

2014 Los Angeles Green Building Code
RESIDENTIAL BUILDINGS

1. For water-use meeting and warehouse, provide a detail showing that rain accumulation is limited 200,000 +/- hours / year. The meeting shall not be less than 1000 sq. feet (Section 1.1 and 5.Appendix A). Add signature at the main entrance or adjacent wall that terminates into a detail indicating that the maximum occupancy is 200 persons. The maximum occupancy

Superior DRL3000 Direct Vent Linear Gas Fireplace

Item#: N49900742

Overview | Specs | Warranty | Q&A

- **Type**: Direct Vent
- **Style**: Linear | Single Face Fireplace
- **Material**: Steel
- **Finish**: Powder Coat
- **Color**: Black | Stainless Steel
- **Fuel Type**: Natural Gas | Propane
- **Overall Width**: 53.75" | 65.75"
- **Overall Depth**: 20.5"
- **Overall Height**: 32.5" | 36.375"
- **Viewing Width**: 40" | 51"
- **Viewing Height**: 10.5" | 14.75"
- **Maximum Heat Output**: 22,000 BTUs | 30,000 BTUs
- **Efficiency**: 69.6% | 72.1%
- **Venting Type**: Direct Vent
- **Venting Diameter**: 4.5" inner | 7.5" outer
- **Ignition**: Electronic
- **Burning Display**: Fire Glass
- **Certification**: ANSI Certified
- **Assembly Required**: Required
- **Item Weight**: 226 lbs. | 311 lbs.
- **Color Family**: Black
- **Safety Barrier Approved**: Yes
- **Items Included**: Remote Control, Black Fire Glass



The Superior DRL3000 Direct Vent Linear Gas Fireplace is built to impress. Available in 42 and 54 inch, linear-configured models with conveniently hidden gas controls, this fireplace provides up to 30,000 BTUs and an industry-leading 71.9 percent Annual Fuel Utilization Efficiency (AFUE). The unit also features exclusive Infini-Flame technology that provides a continuous band of flames, as well as an electronic ignition with a battery backup for power outages.

With the Superior DRL3000 Direct Vent Linear Gas Fireplace, a contemporary linear design provides a stark and impressive appearance. Bright yellow, dancing flames attract the eye while promising a serene sense of comfort and relaxation. Enjoy an evening of conversation and connection with this fireplace.

Features

Available in 42" and 54" linear-configured models
Provides up to 30,000 BTUs
Electronic ignition with battery backup
Exclusive Infini-Flame technology
Available in Natural Gas

(1) GAS FIREPLACE SELF VENT SPECS

Approved Vent Components

These fireplaces are designed, tested and listed for operation and installation with the following vent components only:

- Secure Vent® Direct-Vent System Components,
- Secure Flex® Flexible Vent Components, and
- Z-FLEX® Model SA Venting Systems listed to UL1777 and ULC S635 manufactured by Flexmaster Canada Limited.

Use only the correct size venting (4 1/2" inner and 7 1/2" outer).

These approved vent system components are labeled for identification. DO NOT use any other manufacturer's vent components with these fireplaces.

Codes and Standards

These fireplaces comply with National Safety Standards and are tested and listed by PFS (Report No. F14-108) to ANSI Z21.88 (in Canada, CSA-2.33), and GAN/CGA-2.17-M91 (CSA P4.1) in both USA and Canada, as vented gas fireplace heaters.

These fireplaces are listed for installation in bedrooms, aftermarket mobile homes, and manufactured homes.

The installation must conform to local codes or, in the absence of local codes, with the National Fuel Gas Code, ANSI Z223.1/NFPA 54—latest edition (in Canada, the current CAN/CGA-B149.1 installation code).

The fireplace, when installed, must be electrically grounded and wired in accordance with local codes or, in the absence of local codes, with the National Electrical Code, ANSI/NFPA 70—latest edition, or the Canadian Electrical Code, CSA C22.1—latest edition.

BTU Input

Table 1: Input Rate, Gas Valves

Models	Input Rate (BTU/HR)	
	Natural Gas	Propane (field converted)
42"	22,000	20,000
54"	30,000	30,000

Table 2: Thermal Efficiency (%)

Model	Natural Gas		Propane	
	AFUE *	PA **	AFUE *	PA **
42"	69.1	74.7	69.6	68.4
54"	71.9	83.2	72.1	85.3

* AFUE is a measurement of the US Department of Energy
** PA (Fuel Saving) is a measurement of the Canadian Office of Energy Efficiency.

Gas Pressure

Table 3: Inlet Gas Supply Pressure

Fuel	Minimum	Maximum
Natural Gas	5" WC / (1.25 kPa)	13.5" WC / (2.51 kPa)
Propane	11.0" WC / (2.74 kPa)	13.0" WC / (3.23 kPa)

Table 4: Manifold Gas Supply Pressure

Fuel	
Natural Gas	3.5" WC / (0.87 kPa)
Propane	10.0" WC / (2.49 kPa)

The control valves have a 3/8" (10 mm) NPT thread inlet and outlet side of the valve (*Figure f*).

MANUFACTURED HOME REQUIREMENTS

This appliance may be installed in an aftermarket, permanently located, manufactured home (USA only) or mobile home, where not prohibited by local codes.

Cet appareil peut être installé dans une maison préfabriquée (mobile) déjà installée il demeure si les règlements locaux le permettent.

This appliance is only for use with the type of gas indicated on the rating plate. This appliance is not convertible for use with other gases, unless a certified kit is used.

Cet appareil doit être utilisé uniquement avec le type de gaz indiqué sur la plaque signalétique. Cet appareil ne peut être converti à d'autres gaz, sauf si une trousse de conversion est utilisée.

⚠ CAUTION

Ensure that the cross members are not cut or weakened during installation. The structural integrity of the manufactured home floor, wall, and ceiling / roof must be maintained.

⚠ CAUTION

This appliance must be grounded to the chassis of the manufactured home in accordance with local codes or in the absence of local codes, with the National Electrical Code ANSI / NFPA 70—latest edition or the Canadian Electrical Code CSA C22.1—latest edition.

LOCATION

In selecting the location, the aesthetic and functional use of the fireplace are primary concerns. However, vent system routing to the exterior and access to the fuel supply are also important. The fireplace may be located on or near conventional construction materials. See **Construct the Fireplace Framing on Page 17** for more information.

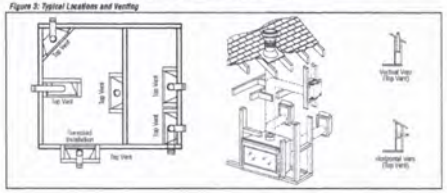
Due to high temperatures, the fireplace should be located out of traffic and away from furniture and draperies.

En raison des températures élevées, l'appareil devrait être installé dans un endroit où il y a peu de circulation et loin du mobilier et des tentures.

The location should also be free of electrical, plumbing or other heating/air conditioning ducting.

Be aware that this is a heat producing fireplace. Objects placed above the unit are exposed to elevated temperatures. Do not insulate the space between the fireplace and the area above it.

Figure 3: Typical Locations and Venting



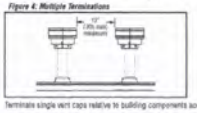
VENT TERMINATION CLEARANCES

The following vent termination figures and charts should be used. Install venting according to local codes, these instructions, the current National Fuel Gas Code (ANSI Z223.1/NFPA 54) in the USA or the current standards of CAN/CGA-B149.1 in Canada.

Vertical Vent Termination Clearances

Terminate multiple vent terminations according to the installation codes listed above and *Figure 4*.

Figure 4: Multiple Terminations



Terminate single vent caps relative to building components according to *Table 6* and *Figure 4*.

Table 6: Termination Heights for Vents above Flat or Sloped Roofs (NFPA 54 / ANSI Z223.1)—Gas Vent Rate

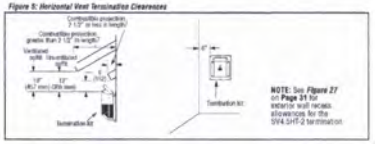
	Roof Pitch	Termination Height *
	Flat to 6/12	1 ft 0 in (0.3 m)
	6/12 to 7/12	1 ft 6 in (0.46 m)
	7/12 to 8/12	2 ft 0 in (0.6 m)
	8/12 to 9/12	2 ft 6 in (0.76 m)
	9/12 to 10/12	3 ft 1 in (0.94 m)
	10/12 to 11/12	3 ft 6 in (1.06 m)
	11/12 to 12/12	4 ft 0 in (1.22 m)
	12/12 to 14/12	5 ft 0 in (1.52 m)
	14/12 to 16/12	6 ft 0 in (1.83 m)
	16/12 to 18/12	7 ft 0 in (2.13 m)
	18/12 to 20/12	7 ft 6 in (2.29 m)
	20/12 to 21/12	8 ft 0 in (2.44 m)

Horizontal Vent Termination Clearances

The horizontal vent termination must have a minimum of 6" (152 mm) clearance to any overhead combustible projection of 2 1/2" (64 mm) or less (*Figure 5*). For projections exceeding 2 1/2" (64 mm), (*Figure 5*). For additional vent location restrictions refer to *Table 7*.

All horizontal terminations may be located as close as 6" (152mm) to any (non-combustible and combustible) exterior sidewall. This distance may be decreased to 2" (51mm) for noncombustible exterior sidewalls with SV4.5HT-2 termination (*Table 21*).

Figure 5: Horizontal Vent Termination Clearances



NOTE: See *Figure 27* on **Page 31** for exterior wall recess allowances for the SV4.5HT-2 termination.

MINIMUM CLEARANCES TO COMBUSTIBLES

Fireplace And Vent Clearances

The fireplace is approved with zero clearance to combustible materials on all sides (*Table 8*), with the following exceptions:

- When unit is recessed, the side walls surrounding the unit must not extend beyond unit front edge (*Figure 8*).
- When the unit is installed with trim side flush with a wall, the wall on the other side of the unit must not extend beyond the front edge of the unit (*Figure 8*).

*Table 8: Minimum Clearances **

Back	1/2" (13 mm) to wallpaper 0" (0 mm) to Spacers
Sides	1/2" (13 mm) to wallpaper 0" (0 mm) to spacers ***
Top Spacers	4" (0 mm)
Floor	1" (0 mm)
From Bottom of Vent to Ceiling	10" (254 mm)
Vent	2" (76 mm) - Top * 1" (25.4 mm) - Sides and Bottom
From Screen Clearance—adjacent screen/doors in front of viewing area(s)	36" (914 mm)

* 2" (76 mm) above unit for vertical/inclined vent component
** See Page 20 for clearance requirements to the ceiling flange located at each side of the unit and any screw heads adjacent to it.

Hearth Extension

A hearth extension is not required with this fireplace. If a hearth extension is used, do not block the brew control compartment door. Any hearth extension used is for appearance only and does not have to conform to standard hearth extension installation requirements.

Shelf Height

The venting attached to the log vent should be routed in a way to minimize obstructions to the space above the fireplace. Do not insulate the space between the fireplace and the area above it (*Table 8*). The minimum height from the base of the fireplace to the underside of combustible materials used to construct a utility shelf in this fashion is shown in *Table 9*.

NOTE: This is a heat-producing appliance. Objects placed above the unit are exposed to elevated temperatures.

Table 9: Combustible Shelf Height—Top Vent

Model	Top Vent with one 90° Elbow	
	Secure Vent*	Secure Flex* (See elbow)
42"	31 1/4" (1290 mm)	37" (940 mm)
54"	37" (1491 mm)**	43 3/4" (1149 mm)**

* 0" straight vent section required before 90° elbow
** Includes 3" clearance to combustibles required above vent components

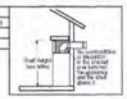


Table 10: Fireplace Framing Dimensions

Model	A	B	C	D
42"	54 3/4" (1391 mm)	35 1/2" (901 mm)	23" (584 mm)	44 3/8" (1127 mm)
54"	63 3/4" (1619 mm)	35 1/2" (901 mm)	41 3/4" (1061 mm)	56 1/4" (1429 mm)

NOTE: Illustration provided for dimensions. Fireplace must be adequately framed and supported with 2 x 4, or larger building materials.

a. Required frame opening width (1/2" (13 mm) at ● = horizontal centerline of fireplace and vent framing opening)
b. Required frame opening depth with 1/2" (13mm) thick wall finish material (for other wall finish thicknesses, adjust frame opening depth and nailing flanges accordingly)
c. Minimum frame opening height (from base of appliance to header)
d. Minimum height from appliance base to vertical centerline of horizontal terminal on vent pipe (with 8" straight vent section and 90° elbow off appliance vent collar)

NOTE: The vertical centerline of the horizontal termination vent pipe is NOT the same as the vertical centerline of the vent frame opening because of the telescopic offset.

e. Minimum height from appliance base front to ceiling
f. Mounting platform

NOTE: Mount on a fully-supported platform extending full width and depth of unit.

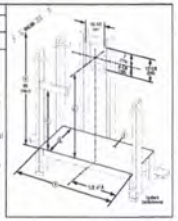


Table 11: Fireplace Framing Specifications—Corner Installation with Horizontal Termination

Model	A	B	C	D	E
42"	51 3/4" (1314 mm)	35 1/2" (902 mm)	23" (584 mm)	27 3/4" (705 mm)	25 1/4" (641 mm)
54"	63 3/4" (1619 mm)	35 1/2" (902 mm)	41 3/4" (1060 mm)	39 3/4" (1010 mm)	37 1/4" (946 mm)

NOTE: Back wall of chase/enclosure including finishing materials shown.

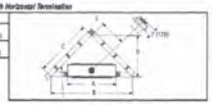
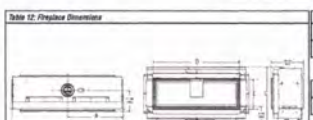


Table 12: Fireplace Dimensions



Model	A	B	C	D	E
42"	25 1/8" (643 mm)	52 3/4" (1339 mm)	32 1/2" (826 mm)	44 1/8" (1121 mm)	15 11/16" (398 mm)
54"	33 1/2" (856 mm)	65 3/4" (1670 mm)	40 3/8" (924 mm)	56 1/8" (1426 mm)	19 1/4" (488 mm)

NOTE: Assemble top standoffs before installing fireplace.

Table 13: Viewable Glass

42" models	40 1/8" W x 10 1/2" H 1018 mm x 267 mm
54" models	51 3/8" W x 14 3/4" H 1304 mm x 375 mm

Table 14: Surround Dimensions

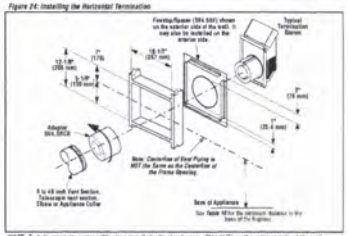
42" models	45 1/8" W x 21 3/8" H 1145 mm x 543 mm
54" models	57" W x 21 3/8" H 1727 mm x 543 mm

Table 15: Vent Collar

All models	4 1/2" inner x 7 1/2" outer

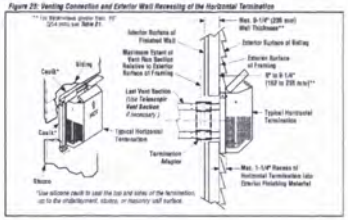
NOTE: Before installing fireplace, nailing flanges MUST be adjusted according to finish (drywall or surround) and wall finish material thickness. This is critical to ensure proper fireplace location, especially if installing optional surround and liner.

Figure 24: Installing the Horizontal Termination



NOTE: To help minimize water infiltration install the FireStopSpacer (SV4.5HF) on the exterior side of the wall.

Figure 25: Venting Connection and Exterior Wall Recessing of the Horizontal Termination

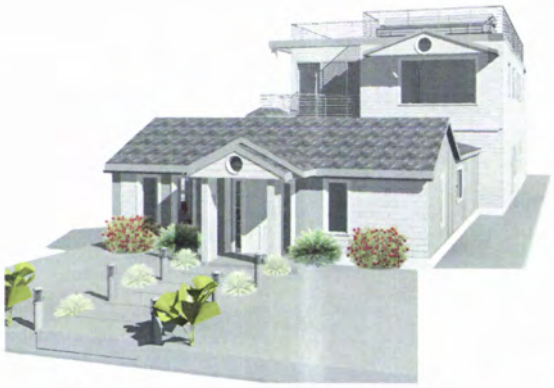


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OWNERS INFO: - 668 INDIANA Ave, Los Angeles, CA 90291
PROJECT DESCRIPTION: NEW ADDITION
SHEET TITLE: SELF VENT GAS FIREPLACE
DIR 2017 522
DATE: 12/11/2016
SCALE: 3/8" = 1'-0"
SHEET:

Exhibit 4
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California Coastal Commission



1 3D View 12



3 3D View 1



4 3D View 2



2 REAR VIEW

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PROJECT DESCRIPTION:
NEW ADDITION

DIR 2017 522

SHEET TITLE:
3D VIEWS

DATE:
12/11/2016

SCALE:

SHEET:

Exhibit 4

California Coastal Commission



1 FRONT



2 REAR

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Exhibit 4

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